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CELEBRATE

General Plan
November 2000

CITY OF CITRUS HEIGHTS

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This document includes the following updates:

Housing Section was updated November 13, 2002

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Introduction

A New City, A New Plan

As a newly formed City, Citrus Heights is at last in the position to define and pursue a locally-defined vision for the community. The General Plan establishes the planning and policy framework that articulates the community's vision and guides development for the next 20 years. It presents the community's social, economic and environmental goals to guide decisions about private development projects and the City's use of resources.

Incorporation on January 1, 1997 brought a new sense of community pride to Citrus Heights and set the stage for locally-responsive public services. The General Plan defines the qualities that make Citrus Heights a special place and establishes policies and actions to preserve and enhance the quality of life for the City's residents, workers, merchants and visitors.

This General Plan also addresses State general plan requirements. California law requires that every city and county adopt a long-term General Plan that addresses seven specific topics or "elements," organized in any format or structure preferred by the community. The general plan may also address other topics the community feels are relevant. Regardless of the format or issues addressed, the plan must be internally consistent. This Plan is organized into three elements that meet the State requirements, as shown in *Table 1: General Plan Content.*

Residents played a major role in creating this first Citrus Heights General Plan through participation in workshops, membership on the General Plan Advisory Committee, responses to a community survey, and written comments. Carrying out the plan will require many individual actions and ongoing programs involving virtually every City department and many other public agencies and private organizations. This Plan is designed to be practical and flexible to ensure that it can be effectively implemented.

The goals, policies and actions in each element of the Plan embody the

Table 1. General Plan Content

Citrus Heights Plan Elements	Required Plan Topics	Issues Covered
Community Development	Land Use Circulation Housing	Community character, neighborhoods, corridors, economic development, gateways, public spaces, housing, circulation, regional coordination
Resource Conservation	Conservation Open Space	Biological resources, open space, energy conservation, cultural resources
Community Health	Noise Safety	Flooding, seismic activity, hazardous materials, noise, air quality, services, parks and recreation, education, utilities

City's approach for achieving the community's vision for its future. Goals identify physical, economic, environmental and/or social ends that the community desires. Goals should be reviewed periodically to ensure that they continue to reflect the preferred direction of the community.

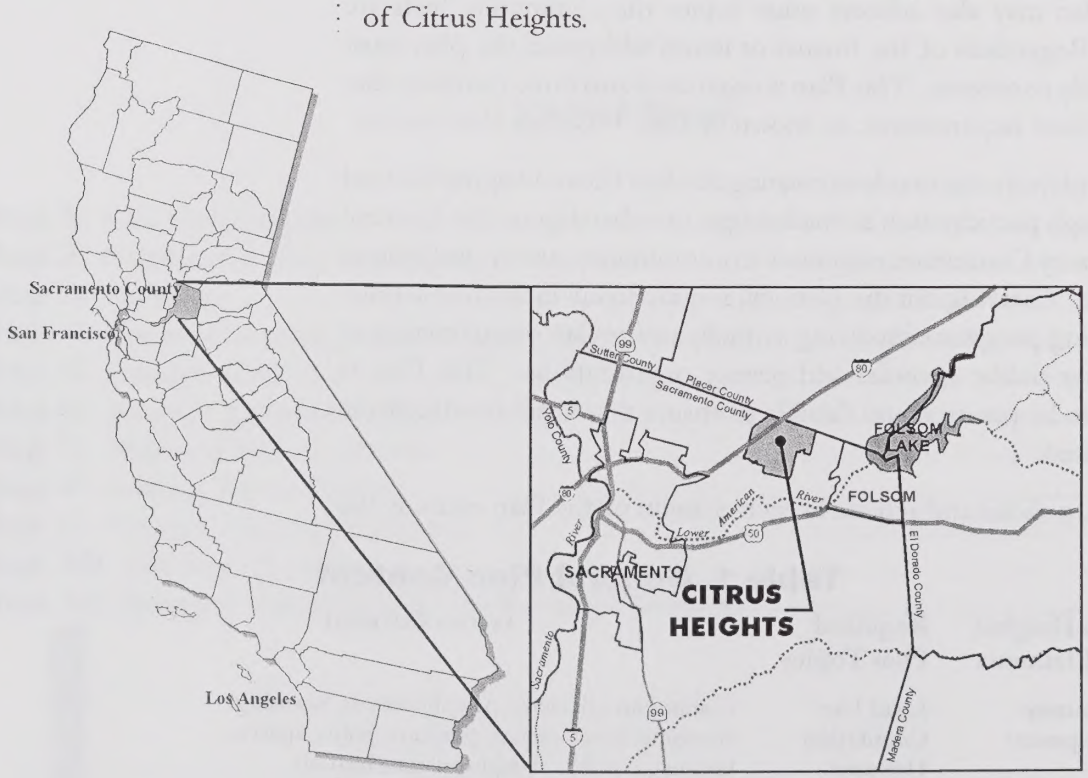
Each goal is followed by policies that establish basic statements guiding action to pursue community goals. Policies are used directly to guide the responses of City decision makers and staff to development proposals and related community actions. Actions are necessary to carry out the policies (see *Table 14: Implementation Schedule for Actions*).

Population as of January 2000	
Sacramento	406,000
Citrus Heights	**89,200**
Folsom	52,700
Galt	18,050
Isleton	850
Unincorporated	642,700

State Dept of Finance

Setting

Citrus Heights is located in northeast Sacramento County, just south of the Placer County line. With a 2000 population of 89,200, Citrus Heights is the second largest city in the greater Sacramento area (see *Table 2: Population Trends*). Citrus Heights lies 12 miles northeast of downtown Sacramento on Interstate 80. Citrus Heights is surrounded by unincorporated industrial and agricultural areas, as well as the unincorporated communities of Fair Oaks, Carmichael, Gold River, Rancho Cordova, Orangevale, Antelope, Foothill Farms, and North Highlands. The city of Folsom and Folsom Lake reservoir are located approximately six miles to the east, and the city of Roseville, in Placer County, lies immediately to the north. The map below shows the location of Citrus Heights.



Values

The core values of the community – safe neighborhoods, controlled traffic, rural setting and economic opportunity – were reinforced by City residents throughout the process leading up to creation and adoption of this General Plan.

Citrus Heights is a city of neighborhoods. Neighborhoods form the basic building block of local government, providing important input for City decisions. Citrus Heights is also a great place to do business. Residents value the variety of shopping opportunities, and people from outside the City frequently travel to Citrus Heights to shop. Additional economic opportunities can be realized by improving access to businesses, revitalizing shopping centers, filling vacant spaces, and creating new office and industrial centers.

With its position as the second largest City in a growing and diverse region, Citrus Heights can play an important role in helping to address a wide range of regional issues. Growth in Placer and El Dorado Counties, combined with the proposed incorporation of nearby Rancho Cordova, presents new challenges to addressing regional issues that affect the quality of life for Citrus Heights' residents and businesses.

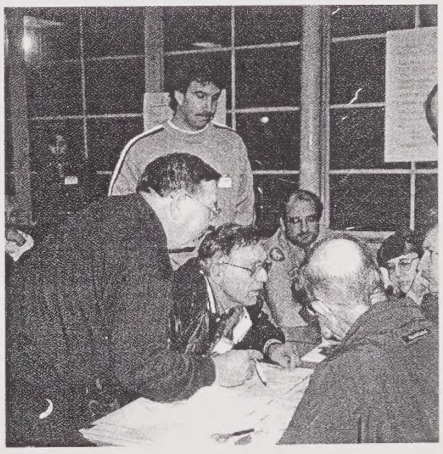
Traffic is among the most pressing issues affecting City residents. While the high volume of regional traffic passing through Citrus Heights benefits residents by increasing business activity and City revenues, it also makes local travel more difficult. Residents also desire more and safer bike and pedestrian routes but want to maintain the natural feel of the City.

The General Plan Process

The vision embodied in this General Plan began with the drive for local control that resulted in the City's incorporation on January 1, 1997. During 1999, the general planning process intensified with concentrated efforts by the City and residents to shape the future direction of Citrus Heights. Key steps in this planning process were identifying issues at community workshops, refining those ideas through a General Plan Advisory Committee, and verifying the results of that work with a community survey. Citizen involvement has been vital throughout the planning process.

Community Workshops

The City held three Community Workshops in February, March and May 1999 at San Juan High School, where more than 200 local residents provided input on the major planning issues to be addressed in the General Plan. In April 1999, the City published a *Summary of Background Information* describing existing land use patterns, transportation networks, community services, natural and cultural resources, economic conditions, and public safety hazards. The *Summary* provided citizens and City



Citizens participate in community workshop.

officials with greater understanding of existing conditions in Citrus Heights. Objectives most frequently cited by workshop participants included the following:

- Ensure the safety and livability of residential neighborhoods;
- Reduce traffic congestion;
- Receive high-quality public services;
- Establish a distinctive community character;
- Create more economic development and business and employment opportunities;
- Increase tax revenues and financial viability of City government;
- Maintain viable, compatible and attractive land uses along the City's major corridors;
- Define a community core area; and
- Develop attractive City gateways.

Additional workshops that focused on certain issues were held in November 1999 and January 2000. The first focused on economic development opportunities. The second, attended by more than 150 people, concentrated on rural residential issues.

During the City's annual Sunday FunDay 1999, children drew pictures of how they see the future – theirs and the City's. Three of these drawings appear as chapter dividers in this Plan to serve as reminders that the policies in this document will affect quality of life for future generations.

General Plan Advisory Committee

After the first round of community workshops, the City appointed 16 community members to serve on a General Plan Advisory Committee (GPAC). The GPAC met eight times between August and December 1999 to discuss issues and provide direction regarding General Plan goals and policies. Major GPAC recommendations include the following:

- Protect neighborhoods from cut-through traffic;
- Discourage strip commercial development along primary arterial streets;
- Encourage and facilitate bicycle, pedestrian and transit use;
- Diversify the economy to increase job opportunities and the tax base;
- Improve library and animal control services; and
- Develop a master plan for creeks, trails and open space.

Survey

In October 1999, a survey was mailed to 3,200 randomly selected households in the City. The purpose of the survey was to affirm the direction from the workshops and GPAC, and to solicit any additional ideas into the preparation of the General Plan. Almost 20 percent of the surveys were returned, which means the answers are assumed to be within 4 percentage points of what they would be if all City residents

responded – a reliable sampling of community values and views.

The survey asked questions about land use, quality of life, transportation, economic development, and public services and facilities. It also asked what residents like most and least about living in Citrus Heights. A synopsis of survey information is contained in the *Summary of Background Information.*

Single family homes were the most preferred type of future residential development, while the favored commercial development was small-scale, resident-serving uses like gift shops, restaurants, grocery stores and medical clinics. Respondents identified road maintenance, crime prevention, and creating an attractive visual environment as the most important actions for preserving quality of life.

Shopping opportunities, parks, recreation programs, and neighborhoods were the features residents liked most, and traffic was identified as the biggest problem. Respondents supported extending light rail to Citrus Heights, increasing bike and walking routes, and reducing traffic. The most popular methods for improving the local economy were using vacant buildings and lots, redeveloping older shopping centers, and encouraging new businesses, such as high technology and research and development.

Survey respondents rated existing services and recommended funding priorities that included road maintenance, police protection, street trees, public landscaping, flood control, drainage improvements, and bus service. The highest rated services and facilities were fire and emergency medical, police, and parks. The lowest rated services were bus service and road maintenance.

Where should the City allocate more resources?

Road Maintenance	75%
Police Protection	64%
Street Trees/Public Landscaping	56%
Flood Control/Drainage	54%
Bus Service	53%
Park Facilities	48%
Fire Protection/Emergency Medical	47%
Adult Employment/Training Services	47%
Child Day Care/After School Care	41%

Source: Community Preferences Survey, 1999

Vision

The high degree of consistency between the workshop conclusions, GPAC recommendations and survey responses can be summarized in the following vision for the future of Citrus Heights:

Citrus Heights is a highly livable place that:

- *Is safe because of excellent public services and controlled traffic;*
- *Has a strong sense of identity, character and pride;*
- *Offers ample business and job opportunities in attractive commercial areas; and*
- *Is supported by a strong and fiscally responsible City government.*

Planning Principles

The community's values can be further explained using the planning principles residents devised during the workshops to help create the goals of the new General Plan:

Land Use - Neighborhoods with high vacancies, poor maintenance and potential for crime should be targeted for improvements under a variety of programs and strategies. Future planning should continue to provide for a range of housing opportunities, without higher-density projects dominating any neighborhood.

Economic Development - Citrus Heights does not have the property tax base common in other cities and relies heavily on sales tax revenues. The City should pursue a strong economic development program that supports existing businesses and attracts new ones. Economic development and redevelopment strategies should target commercial corridors with vacant buildings and lots, inappropriate signage and poor property maintenance. The City should consider expanding its boundaries to include land suitable for job-creating uses such as offices and light industry.

Circulation - Ever increasing traffic, much of it from outside the City, will exacerbate congestion on the City's major roadways and also result in cut-through travel through residential neighborhoods, higher vehicle speeds and increased noise levels. Solutions could include street widening, fixed-route transit (i.e., connecting key commercial districts), and improved bicycle and pedestrian routes. Where appropriate, streets should be completed and connected.

Natural Resources - Creek corridors provide opportunities for new biking and walking trails for recreation and transportation, provided that private property rights are respected and safety and maintenance concerns are addressed. The City should plant and preserve trees where possible, and require trees and landscaping in new development.

Historic Resources - Though many historic landmarks are gone, the community can retain its sense of place by using historic names, installing plaques, preserving trees and other natural features, restoring and reusing noteworthy buildings, and creating a museum or other historic resource center. Development should respect and consider historic and archaeological resources, as well as the creeks and oak woodlands that originally attracted native peoples to the area.

Cultural Resources - The City should support school district efforts to provide quality teaching, facilities and activities, and recreation and parks district efforts to provide opportunities for residents to enjoy parks and participate in a wide range of sports, education and recreation programs. The community needs more and prominent social and civic gathering places, including a new or expanded City Hall and community center(s) with facilities for teens and seniors. The City should promote activities such as farmers' markets, outdoor fairs, concerts, organized public art displays and private art and performance venues. The City should improve community gateways with landscaping, signage, trees and art.

Public Services - The City should forge strong partnerships to provide high quality services to Citrus Heights citizens. The City also should require new developments or annexations to pay their fair share toward maintaining current levels of service. Citizens should be afforded all opportunities to participate in governance.

Citrus Heights Historical Development

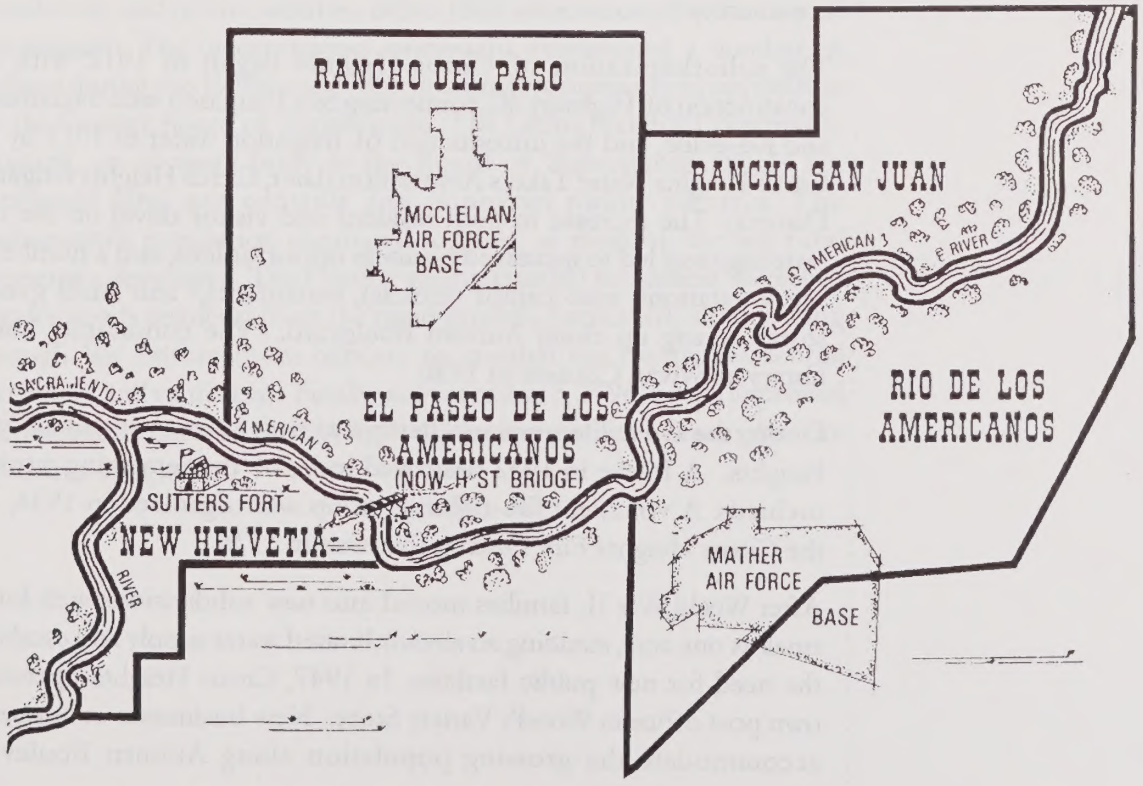
The earliest inhabitants of the Sacramento region were the Plains Miwok and Valley Nisenan (Maidu) Indians. The Native Americans established communities, satellite villages and seasonal camps along local streams. The 1800s brought forced colonization and exposure to previously unknown diseases, decimating the Indian population. In 1844 when California was still under Mexican rule, German-Swiss immigrant John Augustus Sutter obtained an 11-square league grant from Mexico in

1840 for the rich farmland of the area. A condition of the grant was that he settle 12 other families in the area. One of these sub-grants was the 20,000-acre Rancho San Juan, or the San Juan Grant, that included the area of present-day Citrus Heights.

Following the 1849 Gold Rush and California statehood in 1850, land grant parcels were divided under the township system, with the area of present-day Citrus Heights becoming a part of Sacramento County's Central Township. In 1850 Auburn Road was cut diagonally through the township to connect Auburn and Sacramento. Miners, traders, teamsters, and other members of the traveling public made their way from Sacramento to the gold-mining country of Auburn and beyond, using this new and shorter road. The freight traffic along this thoroughfare gave rise to a number of way stations.

The original Sylvan School.

In 1862 a schoolhouse was built on five acres at Sylvan Corners, where the new Auburn Road crossed Sylvan Road. Sylvan School and Sylvan Corners became the educational, civic, social, and religious center of the small, rural community. The Sylvan area was given its name because of the pristine oak-dotted countryside. In 1864, the County Board of Supervisors approved a petition by local farmers to build Greenback Lane to connect Auburn Road to the eastern part of the Sylvan district. That same year, extension of the Central Pacific Railroad brought in new settlers and increased export of local crops.



Map of Rancho San Juan Grant

Among the newcomers of the 1860s and '70s was Cornelius Donahue. Donahue established a ranch in 1863, which he later expanded in 1872 to include the area now home to the Sunrise MarketPlace. Another early settler, Peter Van Maren, amassed an almost 1000-acre estate by 1875 located between today's Greenback Lane and Dewey Drive. The historic Rusch Home in Rusch Park dates back to 1885 when Fred and Julia Volle built the original sod-roofed house, which was replaced with the existing structure after a 1914 fire. Much of their 480-acre ranch is occupied by Rusch Park.

The original San Juan School was built in 1880, making it one of the oldest remaining in the region and establishing the basis for the area's strong emphasis on education. In 1913 San Juan High School was built on Greenback Lane, where it remains in operation.

During the latter part of the 19th century, Sylvan Corners continued to provide lodging for teamsters, food for local markets, and a pastoral life for its primarily farming residents.

By 1900, Sylvan was still largely a sparsely settled farming community consisting of a relatively small number of large landowners.

In 1910, quiet Sylvan underwent a marked change when the real estate firm Trainor & Desmond bought large tracts of idle land and subdivided them into 10-acre lots. To attract buyers, the firm replaced the name Sylvan with the catchier "Citrus Heights" although little citrus production ever developed. The Citrus Heights Water Takers Association provided irrigation water in 1911, initiating the transformation of the rural grain farming area into the present residential community.

The suburbanization of Citrus Heights began in 1912 with the construction of Highway 40, connecting San Francisco with Sacramento and Roseville, and the introduction of irrigation water in 1911 by the Citrus Heights Water Takers Association (later, Citrus Heights Irrigation District). The increase in both resident and visitor travel on the new state highway led to increased business opportunities, and a number of service stations, auto camps (motels), restaurants, and small general stores sprang up along Auburn Boulevard. The community built a library at Sylvan Corners in 1930.

During the Great Depression, attempts at fruit farming ended in Citrus Heights. A freeze in 1932 destroyed most of the remaining working orchards. A volunteer fire-fighting group was organized in 1934, and the Citrus Heights Fire District followed in 1935.

After World War II, families moved into new subdivisions with lots as small as one acre, straining an already limited water supply and escalating the need for new public facilities. In 1947, Citrus Heights opened its own post office in Wood's Variety Store. New businesses continued to accommodate the growing population along Auburn Boulevard,

Mariposa Avenue, and Greenback Lane. By 1950, the San Juan Unified School District had grown to include eight elementary schools and one high school.

Postwar activity at the Southern Pacific Roseville railyards and McClellan Air Force Base, a supply center for forces around the Pacific Rim, attracted new residents to the area. By 1960, the population in Citrus Heights reached 22,600. Auburn Boulevard continued to serve as the community's main street, spurred by the 1960 construction of the Grand Oaks Plaza, one of the first enclosed malls in the country. Business at the Aerojet General rocket motor manufacturing plant boomed; the company employed more than 19,000 people locally at its peak in the early 1960s.

1970 saw the groundbreaking for Sunrise Mall, stimulating significant new growth in the Sunrise Boulevard-Greenback Lane area. In 1976, across Sunrise Boulevard from Sunrise Mall, rose Birdcage Town Centre, a collection of shops and businesses laid out along a park-like walkway. The two shopping centers spurred the construction of hundreds more businesses in the surrounding area. Radiating outward from this area, now known as Sunrise MarketPlace, came large office buildings, new apartment complexes and housing tracts, the bulk of which were built during the 1970s and 1980s. Sunrise Boulevard replaced Auburn Boulevard as the principal business and commercial center of Citrus Heights.

Beginning in 1974, Citrus Heights residents began to seriously pursue incorporation as means of achieving orderly and efficient development, circulation, and public facilities, rather than annexation into the City of Sacramento. The incorporation movement experienced a number of defeats during the 1970s and 1980s, attributable primarily to opposition by the County Board of Supervisors. The Citrus Heights Community Council, an advisory body to the Board of Supervisors, fought for increased land use controls and improved public services. The community's population continued to grow, as most of the last rural properties developed. The County seemed unable to address increased service needs resulting from the rapid growth, particularly in providing enough law enforcement officers to combat car thefts, residential burglaries, and vandalism. Finally on November 5, 1996, voters approved incorporation, and on January 1, 1997, the community became the City of Citrus Heights.

Table 2: Population Trends shows growth since 1970, as well as projections to 2020.

Table 2. Population Trends

Year	Population	Change	Percent Change	Annual Percent Change
Citrus Heights				
1970	31,015			
1980	63,848	32,833	105.9%	10.6%
1990	82,045	18,197	28.5%	2.9%
1998	87,236	5,191	6.3%	0.8%
2003	*89,186*	*1,950*	*2.2%*	*0.4%*
2005	*89,801*	*615*	*0.7%*	*0.3%*
2010	*91,239*	*1438*	*1.6%*	*0.3%*
2015	*92,400*	*1161*	*1.3%*	*0.3%*
2020	*92,949*	*549*	*0.6%*	*0.1%*
Sacramento County				
1970	631,498			
1980	783,381	151,883	24.1%	2.4%
1990	1,041,219	257,838	32.9%	3.3%
1998	1,159,785	118,566	11.4%	1.4%
2003	1,258,239	98,454	8.5%	1.7%

Source: Census; CA Department of Finance, National Decision Systems, SACOG

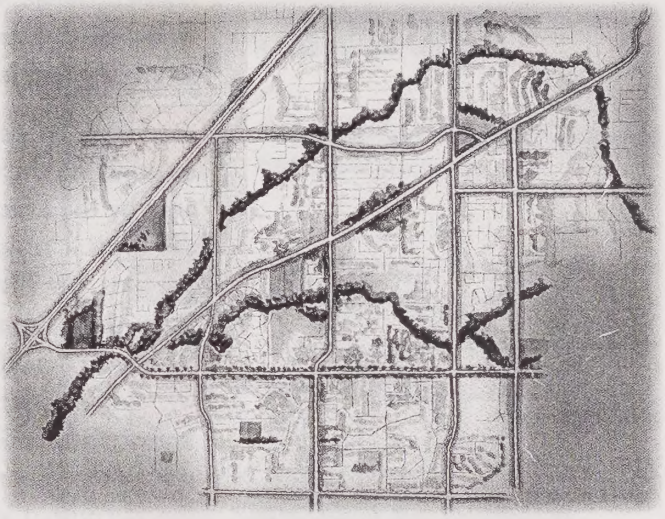
Citrus Heights Sunday FunDay, 1999.

Community Development

Community Development

Introduction

The character of the community is strongly influenced by how it develops and transitions over time. This element of the General Plan focuses on the City's neighborhoods, commercial areas, corridors, Sunrise MarketPlace, gateways, public spaces, housing, economic development and circulation. It strives for attractive and orderly physical form and appearance of Citrus Heights. The element establishes a clear course for directing future decisions regarding land use in the City.



Schematic view of the City.

Land Use

The Citrus Heights General Plan Area includes all land designated for or to be considered for future development as part of Citrus Heights, including all land within the existing City limits and areas the City may wish to consider for annexation in the future. Currently, Citrus Heights is about 95 percent built out, meaning not much vacant land remains to be developed. As shown in *Table 3: Vacant Land Inventory*, about one-quarter of the City's remaining vacant land is within the Stock Ranch area.

Map 1: Land Use Diagram designates land uses for the Citrus Heights General Plan Area. The *Land Use Diagram* employs a series of residential and non-residential land use designations. The *Land Use Diagram* identifies locations of the land use designations to indicate where certain types of land uses may occur.

State law mandates that general plans include standards of population density and building intensity for all of the territory covered by the plan. To satisfy this requirement, *Table 4: Land Use Designations* includes such standards for each of the land use designations on *Map 1*. These standards are stated differently for residential and non-residential development. The following paragraphs explain how these standards operate.

Table 3. Vacant Land Inventory

	VACANT ACRES	
Current Land Use/Zoning	Citywide	Stock Ranch
Residential	361	51
Commercial	98	58
Open Space	35	7
Total Land Area	494	116

Source: Laurin Associates, ESA, 2000

Residential Uses

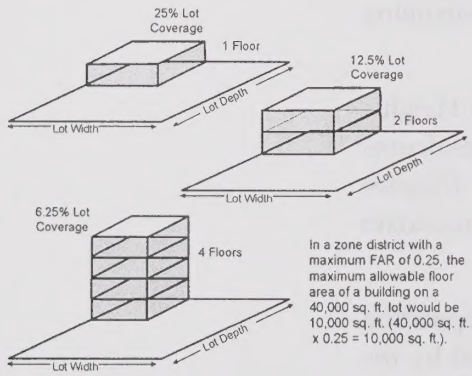
Standards of building intensity for residential uses are stated as the allowable range of dwelling units per *net* acre. Net acreage includes all land (excluding streets and rights-of-way) designated for a particular residential use, while *gross* acreage would reflect land before streets and rights-of-way are dedicated. Net acreage is the standard typically used in zoning and is more applicable for areas that are largely developed.

Standards of population density for residential uses can be derived by multiplying the maximum allowable number of dwelling units per net acre by the average number of persons per dwelling unit assumed for the typical residential designation. The assumed average number of persons per dwelling unit in Citrus Heights is 2.6, based on figures from the Sacramento Area Association of Governments (SACOG). This is an overall household average, typically household sizes are larger for single family homes and smaller in multi-family complexes. It is important to note that the average person per dwelling unit figures cited do not represent City policy; they simply provide the basis for correlating the permitted number of dwelling units per acre with the potential residents of those units.

Non-Residential Uses

Standards of building intensity for nonresidential designations in the General Plan are stated as maximum floor area ratios (FARs). A floor area ratio is the ratio of the gross building square footage on a lot to the net square footage of the lot.

Possible Building Configurations for 0.25 FAR

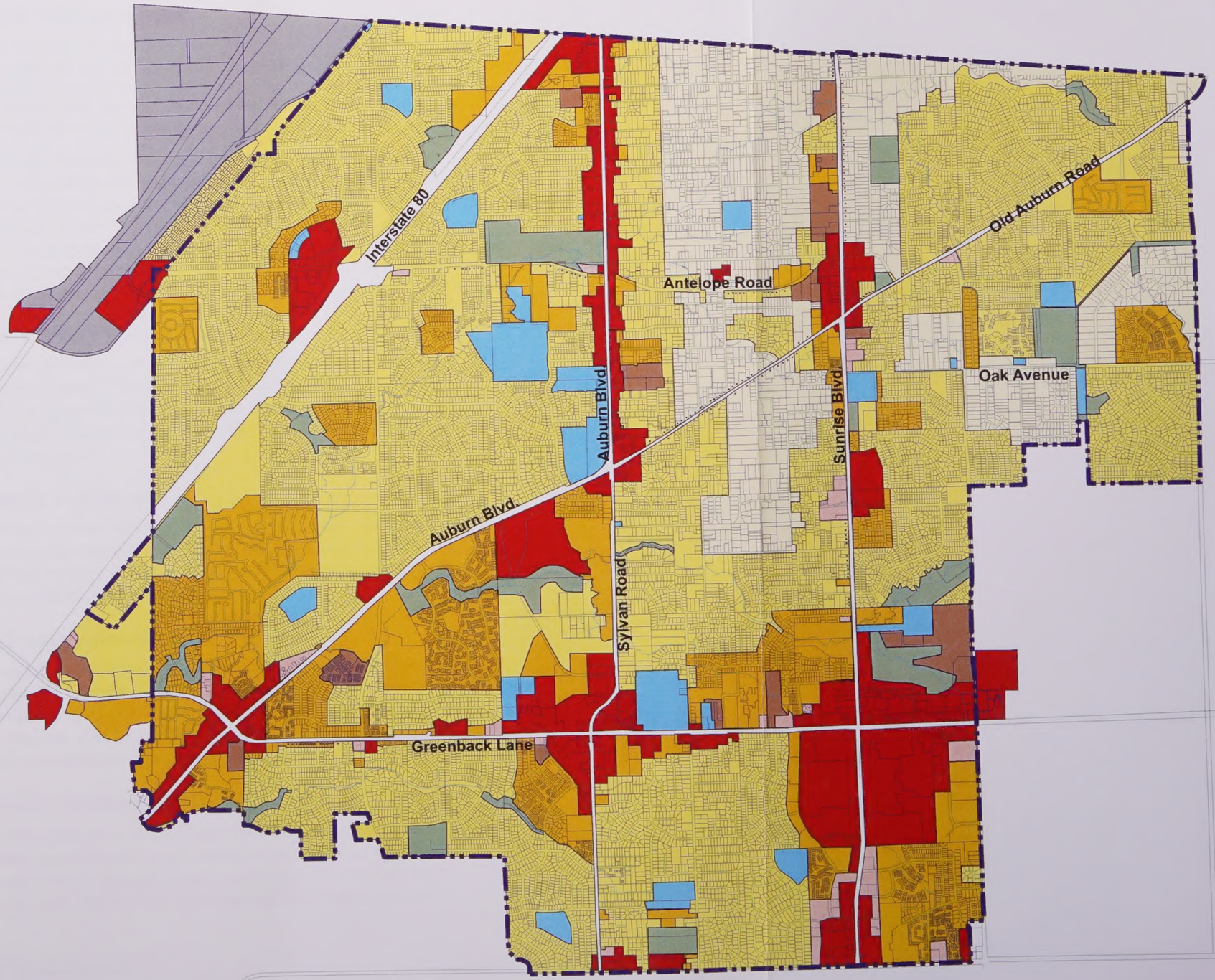


NOTE: Variations may occur if upper floors are stepped back from ground level lot coverage.

$$\text{Floor Area Ratio (FAR)} = \frac{\text{Gross Building Area (All Floors)}}{\text{Lot Area}}$$

To illustrate, on a lot with 10,000 net square feet of land area, a FAR of 1.0 will allow 10,000 square feet of gross building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, a FAR of 0.5 would allow 5,000 square feet of floor area, and an FAR of 0.25 would allow 2,500 square feet.

Standards of population density for nonresidential uses can be derived by multiplying one acre (43,560 square feet) by the applicable FAR and then dividing by the assumed average square footage of building area per employee. The assumed average square footage of nonresidential building floor area per employee also is shown in *Table 4*. It is important to note that the average employee density figures cited do not represent City policy; they simply provide the basis for correlating the permitted building coverage with the potential number of employees in nonresidential development.



LEGEND

- **Very Low Density Residential** — 4 Units per Acre
- **Low Density Residential** — 1-8 Units per Acre
- **Medium Density Residential** — 8-20 Units per Acre
- **High Density Residential** — 20-30 Units per Acre
- **General Commercial**
- **Business Professional**
- **Industrial**
- **Open Space**
- **Public**
- **Transition Overlay**
- **City Limit**

LAND USE DIAGRAM

0mi. 0.5 1

CITY of CITRUS HEIGHTS — JANUARY 1, 1997

Map 1

January 2004

Land Use Designations

The General Plan includes nine residential, commercial, industrial, and other land use designations to depict the types of land uses that will be allowed in the General Plan Area. Each land use designation is defined in terms of the allowable uses and density and intensity standards. *Table 4* summarizes the standards for each land use designation.

The General Plan is implemented largely through zoning. *Table 4,* which also shows correspondence between the General Plan land use designations and zoning districts, is a guide to assist in implementing the General Plan, but does not constitute a formal statement of General Plan policy. The table identifies the zoning districts (as of June 2000) that will normally be considered consistent with the various land use designations of the General Plan.

Very Low Density Residential

This designation provides for single family detached homes, secondary residential units, hobby farming and keeping of animals, public and quasi-public uses, and similar and compatible uses. Residential densities should not exceed four units per net acre. The FAR for nonresidential uses shall not exceed 0.4.

Low Density Residential

This designation provides for single family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 1-8 units per net acre. The FAR for nonresidential uses shall not exceed 0.4.

Medium Density Residential

This designation provides for single family detached and attached homes, duplexes, triplexes, fourplexes, multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 9-20 units per net acre. The FAR for nonresidential uses shall not exceed 0.5.

High Density Residential

This designation provides for single family attached homes, multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 21-30 units per net acre. The FAR for nonresidential uses shall not exceed 0.5.

General Commercial

This designation provides for retail uses, services, restaurants, professional and administrative offices, hotels and motels, mixed-use

projects, multi-family residences, public and quasi-public uses, and similar and compatible uses. The FAR for residential and nonresidential uses shall not exceed 0.6. Residential densities shall not exceed 20 units per net acre.

Business Professional

This designation provides for office uses, including uses supportive of offices, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.5.

Industrial

This designation provides for industrial parks, warehouses, manufacturing, research and development, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.5.

Open Space

This designation provides for outdoor recreational uses, habitat protection, agriculture, drainage features, public and quasi-public uses, and other areas typically limited for human occupation due to public health and safety features such as floodways or unstable soils or environmentally-sensitive features. The FAR shall not exceed 0.1.

Table 4. Land Use Designations

General Plan Land Use Designation	Zoning Districts* (as of June 2000)	Residential Density (units/acre)	Assumed Avg. Population/ Household	Maximum FAR	Assumed Avg. Employees Per Acre
Very Low Residential	RD-1, RD-2, RD-3, RD-4, SPA	0-4	2.6	0.4	
Low Density Residential	RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, SPA	1-8	2.6	0.4	
Medium Density Residential	RD-10, RD-15, RD-20 MH (Mobile Home), SPA	9-20	2.6	0.5	
High Density Residential	RD-30, SPA	21-30	2.6	0.5	
General Commercial	AC (Auto Commercial) GC (General Commercial) LC (Limited Commercial) SC (Shopping Center) SPA (Special Planning Area)	1-20		0.6	400
Business Professional	BP (Business Professional) SPA (Special Planning Area)			0.5	350
Industrial	MP (Industrial/Office Park) SPA (Special Planning Area)			0.5	1000
Open Space	CR (Commercial Recreation) SPA (Special Planning Area) O (Recreation)			0.1	
Public	O			0.5	
Transition Overlay	All Residential Districts SPA (Special Planning Area)	0-30**	2.6	0.5	

*Special Planning Area district is consistent with all General Plan designations
**Not to exceed density of underlying designations

Public

This designation applies to public and quasi-public facilities such as schools, hospitals, libraries, government offices, religious places of worship, meeting halls, and similar and compatible uses. The FAR shall not exceed 0.5.

Transition Overlay

The Transition Overlay designation is a combining designation that is applied in conjunction with a residential land use designation to modify the uses and standards of that designation. The purpose of the Transition Overlay designation is to provide for a mix of business service uses and other nonresidential uses that are compatible with residential uses in transitional areas between residential and commercial areas. This designation is applied only to areas one-half acre (net) or larger. Allowable nonresidential uses are those that meet the following criteria: generate low to moderate traffic volumes; have daytime or evening hours, as long as it can be clearly demonstrated that any evening operations support and will not negatively affect nearby residential uses; and are otherwise compatible with the residential character and uses of the area. The building intensity and density standards of this designation shall be those of the underlying designation. The corresponding Zoning Ordinance section shall be designed to encourage the use of the Corridor Transition Overlay designation.

Goal 1: *Ensure quality of development by establishing and maintaining an orderly land use pattern*

Policy:

1.1 Development in the City shall occur as shown on *Map 1: Land Use Diagram* and *Table 4: Land Use Designations.*

Actions:

A. Update and revise the Zoning Ordinance to reflect the Land Use Designations of the General Plan.

B. Rezone property as needed to ensure consistency with the adopted *Land Use Diagram*

1.2 Encourage merger of parcels to create larger parcels and more usable properties.

Community Character and Identity

The General Plan seeks to maintain and enhance Citrus Heights' community character and to provide the City with a distinctive identity as it grows. Citrus Heights is an older community with a rich heritage.

Many of its citizens are second or third generation residents who are extremely proud of their community's history.

As a new city, until recently Citrus Heights' development was guided by the policies of Sacramento County, as were neighboring communities. As a result, the City lacks a discernable physical image other than perhaps Sunrise MarketPlace, and it is hard to distinguish where Citrus Heights begins and ends.

The policies in this section preserve the city's positive values and enhance the city's image. These policies are also intended to emphasize the City's high-quality environment for families and focus on the importance of civic and community organizations and their role in fostering a strong, healthy civic image.

Goal 2: *Preserve the unique character of Citrus Heights, and create a distinctive community identity*

Policies:

2.1 Distinguish Citrus Heights from other communities through quality development that typifies the City's desired image.

Actions:

A. Amend the Zoning Ordinance to incorporate design standards for access, buildings, landscaping, lighting, parking, signage and streetscapes.

B. Encourage local community organizations and businesses to include "Citrus Heights" in their names.

2.2 Preserve the City's small-town attributes and sense of community.

Actions:

A. Seek partnerships with local civic organizations to provide programs and services that will foster community pride and cohesiveness.

B. Sponsor and promote positive activities and events in the City that further the image of a family-friendly community.

C. Continue to encourage the establishment of a daily local newspaper.

2.3 Maintain a high level of services for all citizens, including high standards of public safety.

2.4 Preserve individual neighborhoods and promote a prosperous business community.

Neighborhoods

Citrus Heights' character is in large part reflected in the character of its neighborhoods. Healthy neighborhoods provide the basic foundation for a successful community. The quality of life within individual neighborhoods directly correlates to quality of life for the entire community.

Soon after incorporation, the City helped create 11 neighborhood associations to communicate with local officials, and to assist residents in making positive changes. The boundaries of the neighborhood associations are shown on *Map 2: Neighborhood Associations*. These associations have worked on crime prevention, traffic calming projects, code enforcement, and reviewed proposed development projects for compatibility with existing neighborhoods.

Residents desire to maintain and enhance the best qualities of their neighborhoods, working together to assist their neighbors and to improve their neighborhoods. Reflecting the importance of neighborhoods to the City's overall health and character, the policies in this section are aimed at preserving neighborhoods as safe and high quality places to live and ensuring that new development is compatible with its neighborhood.

Goal 3: *Maintain safe and high-quality neighborhoods*

Policies:

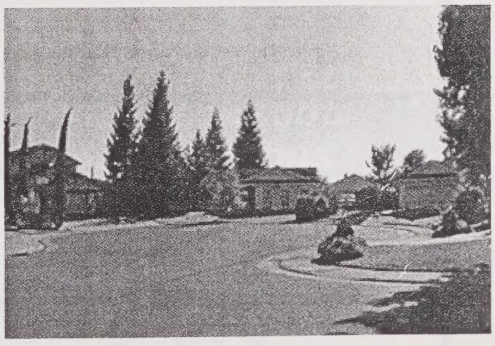
3.1 Recognize and reinforce the City's individual neighborhoods.

Actions:

A. Address neighborhood issues within the Resident Empowerment Associations of Citrus Heights (REACH) forum.

B. Work with neighborhood associations to identify priorities, enhancement strategies and solutions for neighborhood issues.

C. Explore the potential role of local lending institutions in preserving neighborhoods, including through Community Reinvestment Act opportunities.



3.2 Facilitate effective communication between the City and neighborhood associations.

Actions:

A. Involve neighborhood associations in implementing appropriate General Plan policies.

B. Participate in neighborhood-oriented education efforts, including crime prevention and environmental programs.

3.3 Preserve and enhance the best qualities of Citrus Height's neighborhoods, including well-maintained buildings and landscaping, well-maintained public infrastructure, and high levels of personal safety and security.

Actions:

A. Establish proactive code enforcement programs, including efforts that involve neighborhood volunteers.

B. Continue public safety programs with neighborhood associations, including Neighborhood Watch and Problem-Oriented Policing Programs, and Police Department Team Meetings.

C. Develop a Building Security Ordinance that provides for adequate addressing, street lighting and other appropriate crime prevention strategies.

D. Improve street lighting where needed and desired by local residents.

3.4 Enhance the visual quality of City neighborhoods.

Actions:

A. Continue regular, scheduled street sweeping.

B. Continue and expand graffiti removal programs.

C. Work with the Sacramento Municipal Utility District to promote street tree planting and undergrounding of utility lines.

D. Adopt a Street Tree Ordinance.

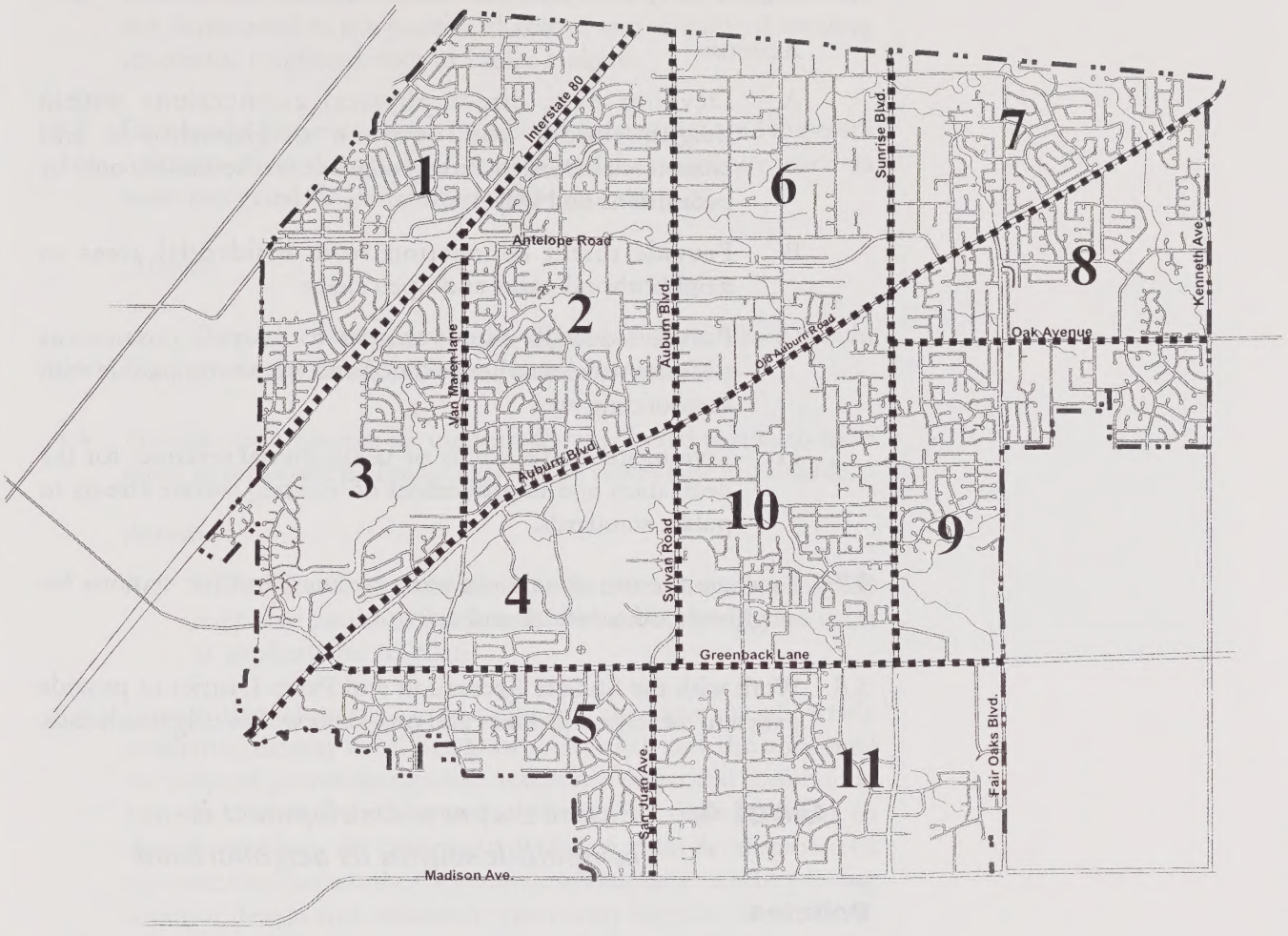
E. Continue to budget for infrastructure improvements in neighborhood areas.

3.5 Pursue low levels of traffic volumes and speed on residential streets.

Actions:

A. Regulate development to limit traffic on new local residential streets to 3,000 vehicles per day.

B. Pursue Neighborhood Traffic Management strategies to reduce and calm traffic on existing residential streets that carry more than 3,000 vehicles per day, or that have significant speeding or other safety problems.



LEGEND

1 - Northwest
2 - Rusch Park
3 - Citrus Heights Area Number Three (Chant)
4 - Arcade Creek
5 - Park Oaks (PONA)
6 - Sunrise Ranch
7 - Oak Creek
8 - Woodside Oaks
9 - Sunrise Oaks (SONA)
10 - Sylvan/Old Auburn Road (SOAR)
11 - Birdcage Heights

— ·· — ·· — · City Limit

NEIGHBORHOOD ASSOCIATIONS

0mi. 0.5 1 1.5

CITY of CITRUS HEIGHTS
JANUARY 1, 1997

Map 2

3.6 Support safe, convenient, and compatible neighborhood street, bicycle, and pedestrian access and connections.

Actions:

A. Develop new, direct physical connections within neighborhoods and between neighborhoods and commercial areas, including connections accessible only by pedestrians and bicycles.

B. Provide direct connection from residential areas to neighborhood parks and open space.

C. Pursue sidewalk improvements to provide continuous pedestrian access where needed and where compatible with surrounding area

D. Investigate the feasibility of using special revenues for the dedication and improvement of existing private streets to public standards.

3.7 Facilitate the use of schools, park facilities, and fire stations for neighborhood meetings and activities.

3.8 Work with the Sunrise Recreation and Parks District to provide park and recreation facilities and programs within neighborhoods.

Goal 4: *Ensure that new development is compatible within its neighborhood*

Policies:

4.1 Require new residential development to maintain or enhance the positive characteristics of the surrounding neighborhood.

Action:

A. Prepare Community Design Guidelines that are sensitive to neighborhood issues and at a minimum address:

- Standards for access and circulation
- Landscaping
- Lighting
- Buffering between residential and commercial uses
- Parking
- Streetscapes
- Building design, color and materials
- Protection of natural resources
- Noise
- Relationship to surrounding uses

4.2 Ensure that decisions concerning land use and development are not detrimental to the positive character and identity of existing residential neighborhoods in Citrus Heights.

4.3 Discourage features in residential development that tend to isolate residents from the sense of an integrated community, such as walls and gated single-family neighborhoods.

Action:

A. Prepare criteria for the Design Guidelines which would guide the development of gated communities.

4.4 Provide opportunities for interested and affected parties to have input in proposed planning activities as early stage as possible.

Action:

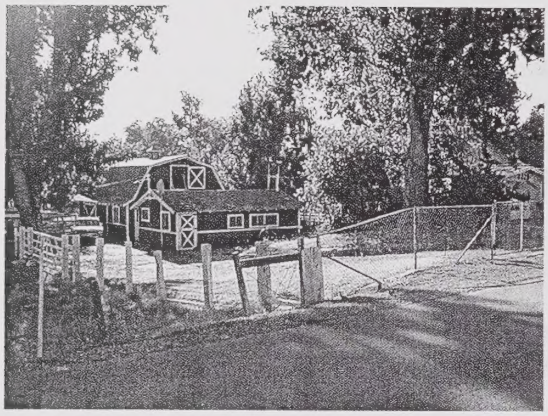
A. Utilize the City's website and other mechanisms to notify interested parties of proposed development projects as soon as applications are filed.

4.5 Ensure that requests for rezonings to increase the allowable residential density in all neighborhoods shall only be approved for projects providing superior design and enhanced community benefit. It shall be the responsibility of the applicant to demonstrate how the rezoning will allow for the development of a project that exceeds the City's minimum requirements by proving superior design and enhanced community benefit. In addition, rezonings shall only be approved if the following findings can be made:

- The proposed rezoning shall result in a project that contributes to and enchances the best characteristics of the surrounding neighborhood.
- The applicant has demonstrated that the increased density will not negatively impact storm drainage within the local area. Proponents shall be required to provide adequate topographic and flow characteristics information to demonstrate their project will not contribute to or worsen any flooding problems in the locale.
- The applicant has demonstrated that adequate public infastructure, including streets, water, and sewer, is available to serve the project.
- The proposed rezoning will assist the City in meeting the goals of the General Plan.

Rural Residential Areas

Some of Citrus Heights' older neighborhoods have a rural character. Characteristics of these neighborhoods include mature trees, large lots with large front yards, narrow streets without curbs and sidewalks, natural features such as creeks, and varied housing types. Despite being surrounded by more urban style development, these neighborhoods have retained and value their rural feel.



With their large areas, vacant parcels within these rural residential neighborhoods present an opportunity to provide move-up housing within the City. Residents of these neighborhoods express concern that development on vacant parcels could alter the historic character, increase flooding potential from the creeks, and create unacceptable traffic levels. Residents are also interested in addressing existing infrastructure issues, such as storm drainage capacity and traffic volumes, in a manner that respects the rural setting.

Rural residential neighborhoods have developed with a variety of lot sizes. The General Plan provides for a Very Low Density designation to maintain large lots and setbacks, although existing lots that may not meet new standards will be allowed to develop with single family homes. Areas adjacent to commercial or higher density residential areas are designated as Low Density Residential as a transition.

The policies in this section are intended to preserve and enhance the best qualities of the rural neighborhoods, and ensure that new development does not negatively affect the quality of life in these areas.

Goal 5: *Preserve and protect the features that contribute to the rural character of certain neighborhoods*

Policies:

5.1 Conserve and enhance the best qualities of the City's rural areas.

Action:

A. Prepare and adopt Community Design Guidelines that provide for large setbacks (including from drainage features), natural paths, minimal lighting, and other features characteristic of existing rural neighborhoods.

5.2 Require new lots in rural residential areas to meet density, size, and setback standards that promote rural quality of development.

Action:

A. Amend the Zoning Ordinance to include standards for minimum lot area, width and street frontage, and to regulate the creation of irregularly shaped parcels, such as flag lots, in Very Low Density areas.

Goal 6: *Preserve and enhance the character, distinct identity, and livability of the City's rural neighborhoods*

Policies:

6.1 Provide public improvements that are appropriate and compatible with the unique qualities of the City's rural neighborhoods.

Action:

A. Review City standards for public improvements such as street design, sidewalks and street lighting, to determine their applicability in the Very Low Density neighborhoods and amend them as necessary.

6.2 Support "hobby farming" agricultural uses and the keeping of animals that are in harmony with rural neighborhoods.

Action:

A. Review City ordinances for keeping of animals and agricultural operations in residential areas, and amend them as appropriate to allow for keeping of animals and agricultural uses consistent with rural residential areas while maintaining a healthy environment for surrounding residents.

6.3 Enhance and improve the City's tree cover as a valuable community resource.

Actions:

A. Adopt a Street Tree Ordinance

B. Work with the Sacramento Tree Foundation and the Sacramento Municipal Utilities District in tree planting programs.

6.4 Work closely with neighborhood associations to develop and fund solutions to local infrastructure problems (such as flooding) that do not conflict with the rural character of the area.

6.5 Investigate use of appropriate traffic calming devices in established rural neighborhoods.

6.6 Support development of "safe routes" to school for children residing in rural neighborhoods.

Action:

A. Investigate installation of sidewalks on collector streets that are used as primary paths to schools.

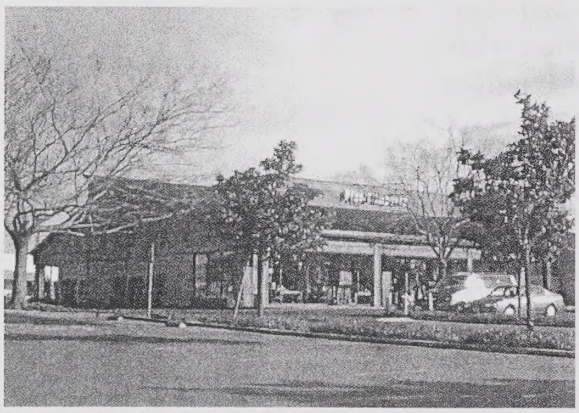
Goal 7: *Ensure that new development in rural areas is compatible with the surrounding neighborhood*

Policies:

7.1 Ensure that new development in Citrus Heights' rural residential neighborhoods contributes to the rural feel through appropriate location, size and design.

7.2 Promote new development that is designed to encourage neighborliness, a sense of belonging to the community and community pride.

7.3 Require new development to preserve and enhance significant natural features (such as creeks, wetlands and trees) and retain the existing topography. In some cases, consideration of these factors will reduce the density of a project to a level below the densities permitted by the General Plan and Zoning Ordinance.



7.4 Discourage the creation of any new parcel that does not meet all minimum standards contained in the Zoning Ordinance, including lot width and depth. Attempting to achieve maximum permitted densities shall not be considered a valid reason to support the creation of odd-shaped parcels.

7.5 Require evaluation of potential flood hazards prior to approval of development projects. The City shall require proponents of new development to submit accurate topographic and flow characteristic information. This will include depiction of the 100-year floodplain boundaries under fully developed pre-and post- run-off conditions.

7.6 Protect rural residential areas from high-volume and high-speed traffic.

Action:

A. Where appropriate, conduct traffic studies to analyze effects of new development on local streets.

7.7 Preserve the character of the rural areas by providing for compatible residential design and landscaping.

Action:

A. Develop and adopt Community Design Guidelines that provide suggestions for exterior design of new residences.

Corridors

Citrus Heights' major transportation corridors have shaped and influenced its physical development. The appearance and function of these corridors strongly affects the City's overall image, both to residents and visitors to the City. These corridors serve important transportation and economic functions. They carry high traffic volumes, much of it through-traffic serving adjacent communities, and they serve the city's major commercial areas.

Each of the major corridors has its own identity, with unique opportunities and issues. The General Plan seeks to protect and enhance those portions of the corridors that support viable and attractive commercial development and high quality residential areas. In sections of some corridors, adjacent development is showing signs of deterioration, including a decline in viability and appearance of some older commercial areas and single family residential areas that have been negatively affected by the adjacent high traffic levels.

To ensure the long-term viability and attractive appearance of the major corridors, the General Plan focuses retail activity at the intersections of the City's heavily traveled arterials. *Map 3: Corridors* identifies the retail nodes of the City. In the stretches of corridor between the retail nodes, non-retail uses such as offices, service businesses, mixed use and residential development is encouraged. Creation of Design Guidelines is envisioned to improve the corridors' appearance and guide the transition to these mixed uses without negatively affecting surrounding residential areas.

Portions of some corridors where residential development fronts directly onto the street are identified as transitional – while they may no longer provide a suitable environment for residential uses, they are not appropriate for a wide range of commercial development. These corridors also are shown on *Map 3*. For these areas, the General Plan provides a Transition Overlay designation, which allows for low intensity commercial and mixed use developments that are compatible with surrounding land uses. The underlying residential designation will remain along these corridors.

The following paragraphs describe the vision for each of the corridors:

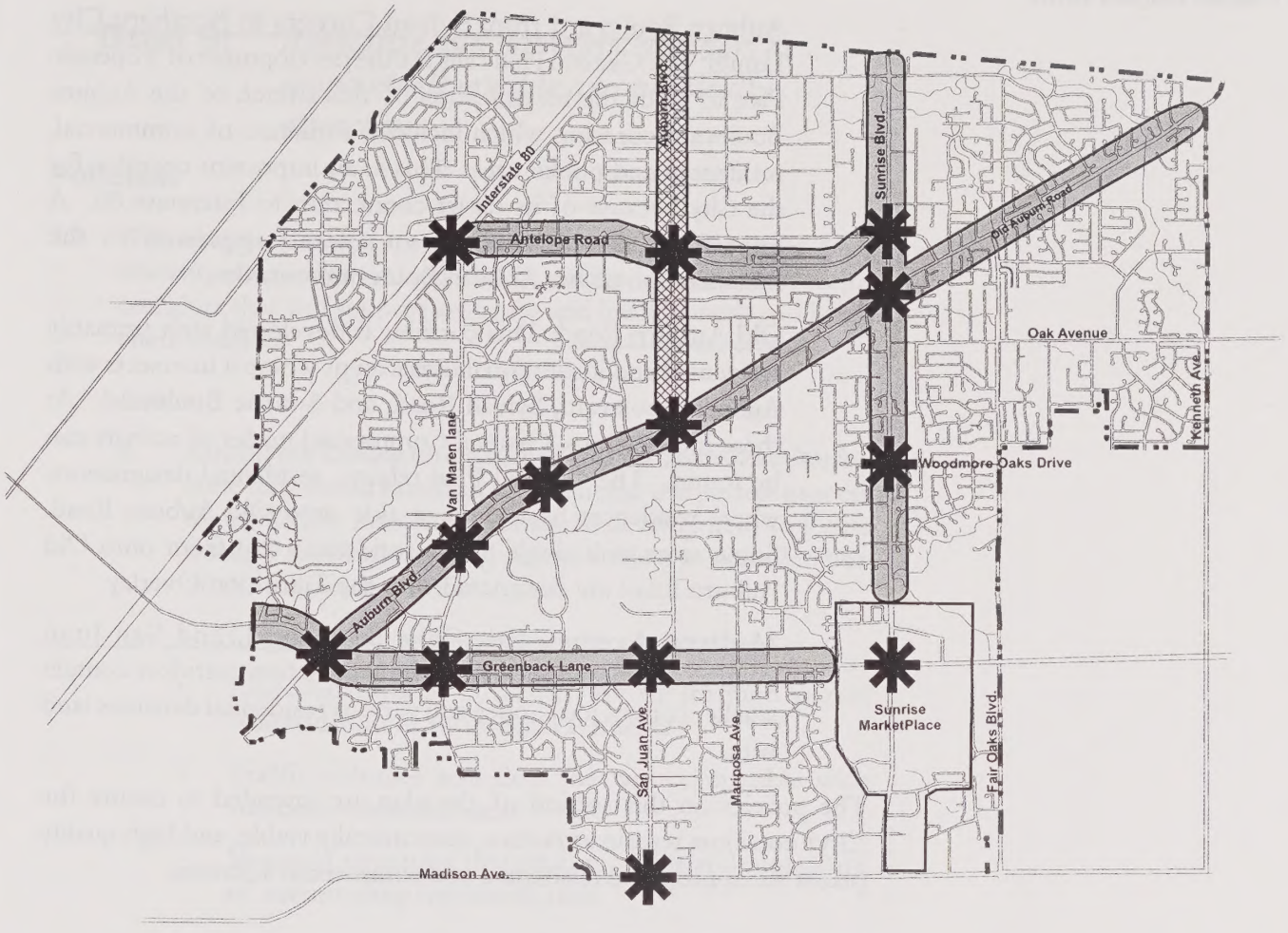
Greenback Lane: Areas of commercial and residential development are located along Greenback Lane. Along those sections of Greenback Lane designated for commercial uses,

retail uses should be located at the major intersections, and non-retail commercial uses, such as offices and service businesses, should dominate the stretches between intersections. Mixed use and higher density residential developments could also locate in the areas between the retail nodes. Some residential areas are suitable for transition to low intensity commercial uses. These properties have a Transition Overlay designation applied to them. Other residentially designated areas, where residential uses back onto Greenback Lane, have a frontage road separating them from Greenback Lane, or are part of a multi-family complex, are designated to remain residential.

Sunrise Boulevard: The southern portion of Sunrise Boulevard within the City is dominated by Sunrise MarketPlace, which is designated for commercial and office uses. Two other commercial areas exist at Woodmore Oaks Drive and between Old Auburn Road and Antelope Road. The General Plan seeks to retain existing medium and high density residential developments along Sunrise Boulevard, and other residential uses that back or side onto Sunrise Boulevard. Some areas with single family residences, some of which front on Sunrise Boulevard, are designated with the Transition Overlay designation.

Antelope Road: Antelope Road has three commercial nodes: west of the I-80 Interchange, at the intersection with Auburn Boulevard, and at the intersection of Sunrise Boulevard. The remainder of Antelope Road is residential, with a mixture of low, medium, and high density residential. The low density residential lots that back onto and side on Antelope shall remain residential. Those that front on Antelope Road are designated as Transition Overlay to provide for alternative nonresidential, low intensity land uses at the appropriate time.

Auburn Boulevard from Greenback to Sylvan Corners: Two General Commercial areas are currently located at Greenback Lane and Sylvan Road. A smaller General Commercial center is located at the northwest and northeast corners of Van Maren Lane. The undeveloped Stock Ranch property north of Arcade Creek is intended to generate another commercial node for this corridor. "A Guide for Development" for Stock Ranch will provide direction for the design, type and intensity of development for the Stock Ranch property. With the exception of Stock Ranch, the General Plan does not envision any other changes along this portion of the Auburn Boulevard corridor.



LEGEND

- Corridors *(see text)*
- Proposed Specific Plan Area
- Retail Nodes
- City Limit

CORRIDORS

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CITY of CITRUS HEIGHTS
JANUARY 1, 1997

Map 3

Auburn Boulevard from Sylvan Corners to Northern City Limits: The General Plan calls for the development of a Specific Plan to guide the revitalization of this stretch of the Auburn Boulevard corridor, which includes a mixture of commercial, residential and public uses. This is an important corridor for the City because of its direct connection to Interstate 80. A Specific Plan will provide an overall approach to the rehabilitation of the Auburn Boulevard corridor.

Old Auburn Road: This corridor is developed with primarily residential and institutional uses except where it intersects with Auburn Boulevard, Sylvan Road, and Sunrise Boulevard. At these intersections, General Commercial nodes of activity can be found. The General Plan retains residential designations where residences back onto or side onto Old Auburn Road. Some areas with single family residences that front onto Old Auburn Road are designated with the Transition Overlay.

Madison Avenue, Fair Oaks Boulevard, and San Juan Avenue/Sylvan Road: These transportation corridors contain smaller commercial nodes and various residential densities land uses.

The policies on this section of the plan are intended to ensure the City's corridors remain attractive, economically viable, and high quality places for appropriate residential and commercial activities.

Goal 8: *Maintain the economic strength of retail centers by focusing retail activities at major intersections*

Policies:

8.1 Locate retail businesses at or near major intersections.

Action:

A. Improve streetscapes and access, and allow creative signage as incentives for retention and expansion of retail businesses at major intersections.

8.2 Discourage spot retail commercial developments and the creation of new strip commercial areas. Focus new retail uses within the retail nodes identified on *Map 3*.

8.3 Support the creation of transit hubs at or near major intersections such as Greenback Lane/Sunrise Boulevard and Greenback Lane/San Juan Avenue.

Goal 9: *Revitalize and maintain corridors as economically viable and physically attractive*

Policies:

9.1 Where appropriate, provide opportunities for a mix of low-intensity nonresidential land uses in residential sections of major corridors that will support attractive and healthy work and living environments.

Action:

A. Amend the Zoning Ordinance to create a Transition Overlay zone that would establish a conditional use permit process to enable low intensity commercial development to locate within a residential zoning district subject to consideration of the following criteria:

- Compatibility and interface with adjacent land uses
- Consolidation of driveway access through parcel consolidation or reciprocal easements
- Traffic volumes and flow that are compatible with adjacent residential areas
- Hours of operation that are compatible and supportive of surrounding residential areas
- Incorporation and protection of unique environmental features, such as creeks and trees
- Appropriate parcel size, configuration, and layout
- Compliance with Design Guidelines
- Parking design to minimize aesthetic impacts
- Avoidance of sound walls along the street
- Accommodation of pedestrian, bicycle and transit use

9.2 Provide opportunities for mixed-use projects within commercial corridors.

Action:

A. Amend the Zoning Ordinance to allow mixed-use projects and residential development in appropriate commercial zones.

9.3 Include all major corridors in a redevelopment district.

9.4 Promote improvements to the Auburn Boulevard corridor that will enrich existing businesses, stimulate private investment, and encourage new business opportunities.

Action:

A. Prepare, adopt, and implement a Specific Plan for the Auburn Boulevard Corridor from the north city limit to Sylvan Corners. The Specific Plan should define the character of the area, establish appropriate uses, establish an overall parking program (including shared parking), set forth an urban design program, identify needed infrastructure improvements, and recommend an organizational structure to facilitate development appropriate to the location and balances visibility needs with aesthetic needs.

Goal 10: *Achieve attractive, inviting, and functional corridors*

Policies:

10.1 Require superior architectural and functional site design features for new development projects along major corridors.

Action:

A. Develop Design Guidelines that include the following strategies:

- Require high-quality materials and design in new development, including materials that minimize reflective glare
- Address signage, streetscape, lighting, and parking improvements, including curbside and median landscaping and street furniture
- Address pedestrian amenities such as separated sidewalks
- Address access issues, including driveway consolidation and/or relocation, local street connections, and replacement of two-way left-turn lanes with channelized turn lanes
- Avoid blank or solid walls at street level
- Include human scale details and materials

10.2 Design buildings to revitalize streets and public spaces and to enhance a sense of community and personal safety.

10.3 Discourage trademark or generic architecture in order to provide unique visual interest in Citrus Heights.

10.4 Encourage high quality signage that is attractive, appropriate to the location and balances visibility needs with aesthetic needs.

10.5 Improve the appearance of the City by creating livelier, friendlier, safer spaces through the artful illumination of buildings, streetscapes, walkways, plazas, public art and other highlights.

Actions:

A. Develop lighting standards that require, at a minimum:

- Lighting fixtures to be of durable and vandalism-resistant materials and construction
- Lighting sources to be thoughtfully located and have cut-off lenses to avoid light spillage and glare on adjacent properties
- Lighting to be directed at a surface rather than toward the sky or off-site

B. Review existing City requirements for lighting, update as needed, and consider establishing both minimum and maximum lighting levels.

10.6 Encourage innovative and creative design for cellular and wireless communication facilities.

Action:

A. Establish design criteria for the aesthetic treatment, placement standards, height limits and screening requirements for cellular and wireless communication facilities.

10.7 Require removal of abandoned, unsafe, or unsightly buildings where such action is preferable to rehabilitation.

10.8 Discourage concentration of auto intensive facilities (such as drive through and gas station uses) and ensure that drive-through businesses are allowed only where compatible with the surrounding areas.

Actions:

A. Amend the Zoning Ordinance to require drive-through lanes to be located a minimum of 100 feet from any residential zone.

B. Review Engineering Standards to ensure adequate distance between driveways in commercial areas.

10.9 Require upgraded architectural and landscape features on projects involving auto intensive facilities.

Action:

A. Amend the Zoning Ordinance to include criteria for auto

intensive uses to require, at a minimum, the following:

- Provide for sufficient landscaping on-site to offset the extensive pavement devoted to auto intensive uses
- Locate drive-through lanes to minimize visibility from a public right-of-way and to be screened from view of the street by a combination of attractive low walls, berming and landscaping.
- Incorporate architectural feature that clearly articulates pedestrian entrances to buildings
- Use upgraded building materials and design as necessary to offset the negative influence of the additional pavement on the overall appearance of the project
- Include a canopy or trellis-like feature over any pick-up window
- Adequate stacking for drive-through lanes

10.10 Require undergrounding of utility lines and removal of utility poles where feasible.

Actions:

A. Enact an ordinance requiring undergrounding of all new utility connections.

B. Work with the Sacramento Municipal Utility District to provide financing mechanisms for undergrounding.

Sunrise MarketPlace

Sunrise MarketPlace – the ten-block area along Greenback Lane between Birdcage Street and Fair Oaks Boulevard, and along Sunrise Boulevard between Madison Avenue and Arcadia Drive – is the heart of commercial activity in Citrus Heights. Sunrise MarketPlace provides local jobs, a myriad of shopping opportunities, personal and business services, office space, and generates a significant share of City sales tax revenue. Sunrise MarketPlace is also an ideal location for recreational and entertainment venues, as well as civic and community events and activities.

With competition from the development of large commercial centers in surrounding communities, Sunrise MarketPlace will need a vibrant, distinct identity to remain a major regional draw and top revenue source for the City. Aggressive marketing and business promotion efforts and beautification will be required to ensure the continued success of Sunrise MarketPlace as a commercial center and community resource.

Protecting and enhancing Sunrise MarketPlace is a critical part of the City's economic development strategy. The policies in this section are intended to support the efforts of the Sunrise MarketPlace Property-

based Business Improvement District (PBID), establish proactive City strategies for promoting and attracting businesses to Sunrise MarketPlace, and assist in implementing the programs of the City's Sunrise MarketPlace Revitalization Blueprint.

Goal 11: *Maintain and strengthen Sunrise MarketPlace as the heart of commercial activity in Citrus Heights*

Policies:

11.1 Actively seek to attract, retain and expand commercial activities at Sunrise MarketPlace.

Actions:

A. Support the activities and programs of the Sunrise MarketPlace Property-based Business Improvement District.

B. Establish an ongoing business attraction, retention and expansion program that includes partnerships with key property owners, real estate brokers and retailers.

C. Identify opportunities to expand entertainment, restaurant, lodging and leisure activities that complement and support the retail uses in Sunrise MarketPlace.

D. Identify opportunities to expand civic and community activities that complement and promote the retail uses in Sunrise MarketPlace.

11.2 Locate office buildings in Sunrise MarketPlace to increase the vitality of the area.

11.3 Promote new regional and community-oriented commercial development within Sunrise MarketPlace that is compatible and supportive of existing uses.

Goal 12: *Create an inviting and distinctive identity for Sunrise MarketPlace to promote its image as the City's premier commercial destination*

Policies:

12.1 Implement the Sunrise MarketPlace Revitalization Blueprint to enhance the physical appearance of the district, create a recognizable destination, establish a sense of place, and promote private investment in the area.

Actions:

A. Install street benches, sidewalk improvements, trees, public art, and entry features at strategic locations in Sunrise MarketPlace.

B. Coordinate and improve signage within the Sunrise MarketPlace district.

C. Emphasize vertical elements such as trees and streetlights within Sunrise MarketPlace, particularly in locations where they can serve to reduce the perception of street width.

D. Use coordinated design themes and colors to link what are now perceived as separate shopping areas.

E. Explore options for creating a public space at the center of Sunrise MarketPlace.

F. Identify funding mechanisms to implement the recommendations of the Sunrise MarketPlace Revitalization Blueprint.

SUNRISE MARKETPLACE

12.2 Market and promote Sunrise MarketPlace as a unique destination and community gathering place.

Actions:

A. Support the Sunrise MarketPlace Property-based Business Improvement District's efforts to market and advertise Sunrise MarketPlace as the City's premier business district.

B. Support the Sunrise MarketPlace Property-based Business Improvement District's efforts to host special events throughout the district.

Goal 13: *Create safe and efficient automobile, transit, bicycle, and pedestrian connections to link business centers within the district and to enhance the usability and safety of Sunrise MarketPlace*

Policies:

13.1 Improve circulation in the Sunrise MarketPlace area to provide adequate access for vehicles, transit, bicycles and pedestrians.

Actions:

A. Support the circulation improvement, pedestrian enhancement, and way-finding signage concepts identified in the Sunrise MarketPlace Revitalization Blueprint.

B. Support free shopping shuttle service at Sunrise MarketPlace.

13.2 Create safe connections across Sunrise Boulevard for vehicles, bicycles, pedestrians and transit.

Actions:

A. Install separated sidewalks along major arterials and plant and maintain trees to reinforce a pedestrian-friendly atmosphere.

B. Explore options for creating pedestrian crossings on Greenback Lane and Sunrise Boulevard between the major shopping centers, including a bridge connector.

C. Provide bike lanes and bicycle parking facilities in the Sunrise MarketPlace

13.3 Promote installation of additional, distinctive transit stops at key activity areas and encourage covered shelters at existing and new stops.

13.4 Facilitate the development of new buildings in areas currently devoted to parking to shorten distances between buildings and foster better pedestrian connections between shopping centers.

Actions:

A. Conduct a parking survey to determine how existing and future parking requirements can be best addressed and balanced with pedestrian and transit access.

B. Help broker private efforts to develop new commercial space that enhances connections between shopping centers.

Economic Development

The City of Citrus Heights, through General Plan policies, redevelopment, and partnerships with the private sector, seeks to maintain and enhance the quality of life of its residents by retaining and encouraging expansion of existing businesses and employment. Business activity is an important part of the City's fabric, providing a source of jobs, shopping and services to City residents, and in providing revenues for the financially healthy city. About 2,000 businesses currently exist in the City, employing more than 14,000 people. Retail establishments account for about 45 percent of jobs in the City (see *Table 5: Major Private Employers*).

Strengths of Citrus Heights' economy include its central regional location between the Interstate 80 and State Highway 50 corridors, a large established retail base, a range of residential opportunities and good quality of life. Weaknesses include a lack of identity in the regional office market, limited freeway visibility, and a minimal amount of vacant land available for new commercial or industrial development within the existing city limits.

Recognizing the importance of economic development, the City has adopted two key programs aimed at improving the local economy. In 1998, the City adopted the *Citrus Heights Redevelopment Plan.* The 558-acre Redevelopment Project Area is located along Auburn Boulevard, Sylvan Road and Greenback Lane. The *Redevelopment Plan* is intended to help the City preserve and enhance activities along the major commercial corridors that are losing their competitive edge and showing signs of decline. In 1999, the City adopted an *Economic Development Strategy and Action Plan* that outlines the City's approach to fulfilling its economic goals. Some opportunities that this Strategy identifies are the growing sectors of information services and home-based businesses.

The City does not currently have industrial land, and is interested in pursuing annexation of land suitable for industrial development, identified on land northwest of the City. The City also intends to pursue annexation area of a portion of the area around the Greenback Lane interchange at Interstate 80. Annexation of this area would allow the City to have control over safety and traffic issues associated with the interchange and would offer visibility from the Interstate 80 corridor as a prominent gateway and commercial attraction. The old drive-in movie theater at the northeast corner of Greenback Lane and Fair Oaks Boulevard is also considered an area of possible annexation to regulate land uses on the vacant land and to provide for compatibility with Sunrise MarketPlace.

The policies in this section of the General Plan are intended to strengthen and diversify the economy as a way of securing the City's financial future, ensure that adequate land is available for economic development, and make certain that new commercial uses are consistent with City's development objectives.

Table 5. Major Private Employers

Employer	Employees	Business Type
Macy's	400	Retail
Sears	350	Retail
K-Mart	175	Retail
Mervyns	160	Retail
Manorcare Health Services	150	Healthcare
Raley's	135	Grocery
Albertson's	120	Grocery
Safeway	120	Grocery
J.R. Roberts Corporation	100	Construction

Source: Bay Area Economics, 1999

Goal 14: *Strengthen the retail base to ensure the City's fiscal stability, provide needed goods and services, and promote the vitality of City commercial districts and nodes*

Policies:

14.1 Retain and expand the City's base of retail jobs and sales tax revenue.

Actions:

A. Establish an ongoing business attraction, retention and expansion program that includes partnerships with key property owners, real estate brokers and retailers.

B. Create public/private partnerships with the Chamber of Commerce, the Sunrise MarketPlace Property-based Business Improvement District, and other business groups.

C. Recognize and support Sunrise MarketPlace as the core location for retail business attraction, retention and expansion activities.

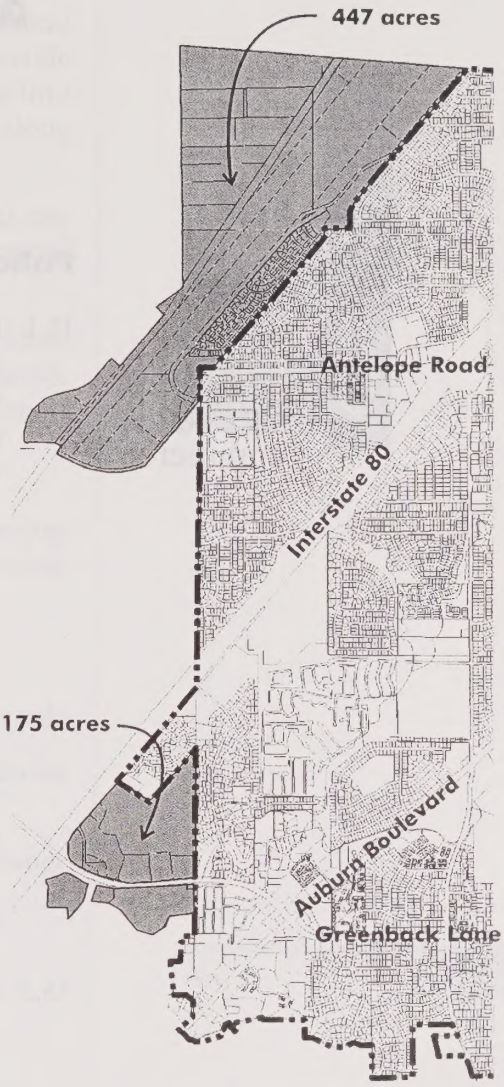
D. Use redevelopment and other available City resources to leverage, reinforce and assist property owner efforts to retain and attract retail clients.

14.2 Provide incentives to the private sector for catalyst projects that stimulate private investment in the City's commercial districts.

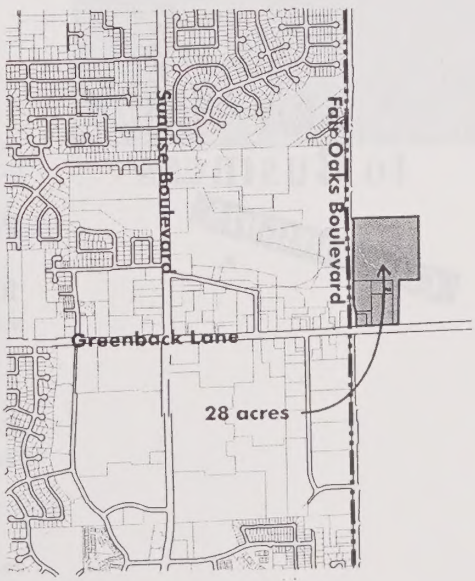
Actions:

A. Take the lead in the design, construction and funding of public improvements, including streetscape enhancements, to improve the appearance of commercial districts and stimulate private investment.

B. Implement a commercial rehabilitation program that will provide financial assistance to business and property owners to improve the exterior of their buildings, including façade improvements, signage, landscaping and parking lot improvements.



Potential Annexation Areas



Goal 15: *Diversify the local economy to meet the present and future employment, shopping, and service needs of Citrus Heights residents and sustain long-term fiscal health*

Policies:

15.1 Pursue non-retail development and reuse (including home occupations, information services, lodging and conference uses) to provide additional job opportunities, reduce the City's long-term dependence on retail sales for jobs and revenue, and provide viable alternatives for currently underutilized retail centers.

Actions:

A. Monitor the call center market in conjunction with the Sacramento Area Commerce and Trade Organization, and develop information programs and materials for potential call center and home-based business uses.

B. Work with service providers to ensure cost-effective business access to high-speed telecommunications infrastructure.

C. Facilitate conversion of obsolete retail uses to other viable commercial uses.

D. Pursue sites for lodging and conference centers.

15.2 Ensure that the City's regulations and processes support economic development opportunities.

Action:

A. Review and amend the Zoning Ordinance to address any regulatory impediments to attracting target businesses, and to facilitate desired business expansions and reuse.

Goal 16: *Make adequate land available for economic development opportunities*

Policies:

16.1 Expand the boundaries of the City to provide for future non-residential development, as shown on *Map 1: Land Use Diagram.*

Actions:

A. Request Sacramento County Local Agency Formation Commission (LAFCO) to amend the City's Sphere of Influence to allow for future expansion of the City to accommodate new businesses and industry to diversify the City's economic base.

B. Pursue possible annexations of all or parts of areas around the Greenback Lane and Auburn Boulevard/Riverside Avenue interchanges to gain better control of routes into the City and to establish a distinctive City presence along Interstate 80.

C. Pursue annexation of land northwest of the current city limits to provide for existing and future industrial development.

D. Pursue annexation of the northeast corner of Fair Oaks Boulevard and Greenback Lane to provide for compatible commercial development with the Sunrise Marketplace.

E. Conduct a fiscal analysis of potential annexations.

16.2 Focus economic revitalization and redevelopment efforts on key opportunity sites within the City to be catalysts for economic revitalization and/or redevelopment.

Actions:

A. Prepare and adopt a Specific Plan for Auburn Boulevard.

B. Develop and offer incentives for economic revitalization and/or redevelopment.

C. Pursue improvements to the Antelope Road interchange to enhance the entrance to the City.

Goal 17: *Develop the Stock Ranch property with a mix of uses that enhance the City's economic base, are compatible with surrounding land uses, and are sensitive to natural resources*

Stock Ranch.

Policies:

17.1 Use a flexible planning approach for Stock Ranch to allow for a variety of uses and to respond to evolving market conditions and community needs.

Action:

A. Prepare and adopt "A Guide for Development" of the Stock Ranch property.

17.2 Promote uses in Stock Ranch that can be economically supported, are financially feasible and self-sustaining, and maximize fiscal benefits to the City.

17.3 Promote development in Stock Ranch in a manner that creates an attractive, distinct, cohesive, high quality place. Features shall

include: recognition of site and City history; good automobile and pedestrian connection; compatibility with surrounding land uses; avoids cut-through traffic; and maintains open space.

17.4 Incorporate trail, park, open space and public access along Arcade Creek.

17.5 Provide adequate infrastructure concurrent with development of Stock Ranch.

Goal 18: *Be responsive to changing economic conditions and opportunities*

18.1 Keep the *Economic Development Strategy and Action Plan* current to reflect evolving economic conditions, local needs, and priorities.

Action:

A. Establish a process to monitor progress in implementing the *Economic Development Strategy and Action Plan* and to recommend revisions as needed.

B. Expand the business license program to include all businesses in Citrus Heights.

18.2 Evaluate potential implications for economic development when considering major City policy issues (e.g., land use, public services and facilities, finances, infrastructure, and transportation).

Actions:

A. Explore possibilities for establishing a procurement policy that includes preferences for locally-owned business.

B. Conduct appropriate fiscal analyses for major City policy decisions.

18.3 Participate in regional economic development and planning efforts to promote the attractiveness of the overall region for business.

Streetscapes and Gateways

As described earlier, Citrus Heights' major corridors are important components of the City's image and identity. The City lacks clear physical distinctions at its boundaries largely because it developed as an unincorporated community. A driving force behind incorporation was a perception among residents that Citrus Heights is different from surrounding areas. To reinforce this, the General Plan strives to create distinctive gateways to the city that identify and promote its character

and values. In addition, the City's major arterial streets are to be beautified through new plantings and maintenance of existing landscaping.

The City's 1999 *Economic Development Strategy and Action Plan* recommends coordinating gateway treatments with overall design planning for commercial corridors. Creating interesting and attractive entrances to the City can help direct shoppers to the City's commercial centers. The policies in this section are intended to establish recognizable streetscapes and gateways that create an attractive and distinct image for Citrus Heights.

Goal 19: *Establish and maintain attractive streetscapes along the City's major roadways*

Policies:

19.1 Promote improvements to major corridors to make them more distinctive and inviting. Encourage installation and maintenance of landscaping in median and street frontages along arterial roadways.

Actions:

A. Seek a funding mechanism to support installation and maintenance of landscaping.

B. Utilize water conserving landscaping where appropriate.

19.2 Establish a street tree planting program for major corridors.

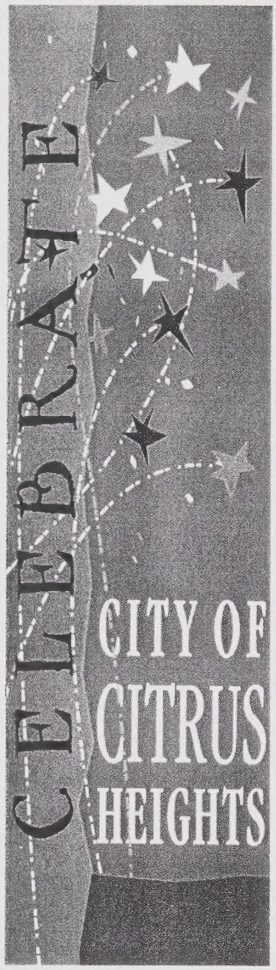
19.3 Require landscaping on commercial, residential, and institutional uses adjacent to all public street frontages.

Action:

A. Amend the Zoning Ordinance to increase landscaping requirements for commercial, multi-family and institutional properties in conjunction with new or modified development along major corridors.

19.4 Monitor and enforce the maintenance of landscaping on private property along major corridors.

19.5 Work with the California Department of Transportation to encourage beautification and maintenance of highway corridors through Citrus Heights.



Goal 20: *Create distinctive entryways to clearly demarcate and establish a positive image of the City*

Policies:

20.1 Develop gateway treatments at the locations shown on *Map 4: Potential Streetscape and Gateway Improvements.*

20.2 Establish gateway treatments that may include public art, public purpose signage and landscape and streetscape improvements.

Actions:

A. Coordinate gateway treatments with the overall design guidelines prepared for commercial corridors.

B. Develop an art competition to design specific entrance elements.

C. Develop a preferred design and funding mechanism to install signs and/or monuments at selected gateways.

D. Explore use of non-General Fund revenues for construction of gateway elements.

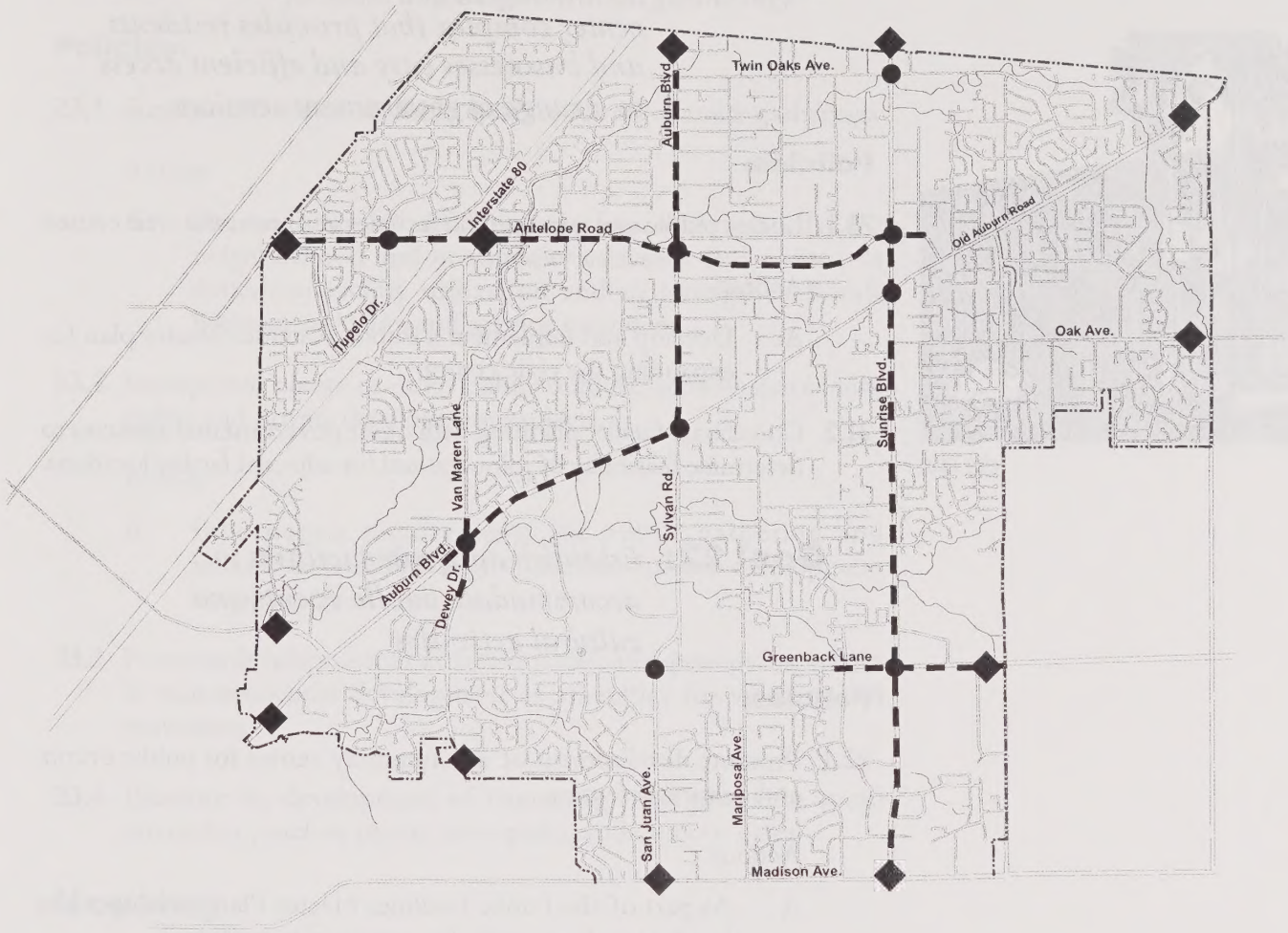
Public Spaces

Public spaces bring citizens together in a variety of ways that promote a sense of community. With additional identifiable gathering places, Citrus Heights can become a more vibrant and active place. Schools, parks, plazas, and other civic, institutional, and recreational uses provide needed services and help unify a community.

The City seeks to develop a central civic center that would include a concentration of civic uses such as City Hall, the police station and post office. This center would provide efficient access to government services, and could help facilitate communication between agencies. The site of the existing City offices is a logical place to focus such uses.

The General Plan also seeks new community center facilities to accommodate recreational and cultural events, for all segments of the population including teenagers and senior citizens. This kind of facility can be incorporated into and complement an existing or future commercial center.

The policies in this section are aimed at the development of public spaces that provide opportunities for informal social gathering and interaction. Places such as parks, schools, and neighborhood shopping centers should also be designed to foster spontaneous interaction and enhance the sense of community in Citrus Heights.



LEGEND

- Intersection Appropriate for Aesthetic Improvements
- Gateway Appropriate for Signs and Monuments
- Corridor Appropriate for Aesthetic Improvements
- City Limit

POTENTIAL STREETSCAPE & GATEWAY IMPROVEMENTS

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CITY of CITRUS HEIGHTS
JANUARY 1, 1997

Map 4

City Hall.

Goal 21: *Concentrate government uses at a civic center complex that provides residents and businesses easy and efficient access to a range of government services*

Policies:

21.1 Locate public and quasi-public facilities at or near the civic center.

Action:

A. Develop and implement a Public Facilities Master plan for expanding the civic center.

21.2 Coordinate facility planning with other governmental agencies to determine feasibility of joint-use and/or adjacent facility locations.

Goal 22: *Establish adequate facilities to accommodate public events and cultural activities*

Policies:

22.1 Promote development of a community center for public events and cultural activities.

Actions:

A. As part of the Public Facilities Master Plan, develop a site location and use study for community centers.

B. Support development of outdoor public spaces at Sunrise MarketPlace.

C. Host community-wide events at Sunrise MarketPlace.

22.2 Provide for youth and senior citizen programs and activities.

Actions:

A. Investigate various successful models of youth and senior programs and their facility implications.

22.3 Explore the establishment of a local conference/meeting/banquet facility that would serve the needs of local businesses and provide a venue for receptions and other events.

22.4 Support the expansion of art and cultural activities within the community.

Goal 23: *Support adequate locations and facilities for local and neighborhood gatherings*

Policies:

23.1 Support the use of available facilities for community gatherings.

Action:

A. Pursue the use of fire stations and schools for neighborhood and community activities and events, to maximize facility utilization and to strengthen bonds between residents and service providers.

23.2 Incorporate plazas or other public outdoor activity spaces into public and private development projects.

Action:

A. Incorporate requirements for public gathering and interaction areas in Design Guidelines for new development as appropriate.

23.3 Promote development of attractive public and quasi-public spaces in non-residential development as amenities for workers and customers.

23.4 Promote the development of interesting small places for social interaction, such as plazas, mini-parks, and outdoor cafes.

Housing

Citrus Heights' residents value and seek to preserve the range and variety of housing available in the City. The community's mix of housing types and accessibility is one of the key elements of its character. The mix of housing found in the City ranges from rural style single-family homes on large lots to standard single-family subdivisions, from townhouses to apartments. The community's affordable home prices and rents make it particularly appealing to young families, and its affordable senior housing developments make it attractive to retirees. Preserving and enhancing the range and affordability of housing is an important goal of the General Plan. A goal of this Plan is to continue to address the housing needs of all, including move-up homeowners, first time homebuyers, low - income renters, seniors, disabled persons, and others with special needs.

Two of the most pressing issues that the General Plan seeks to address include the balance between owner-occupied and renter-occupied housing and the preservation and maintenance of the City's aging housing stock. In 2000, 57% of the City's housing stock was owner-occupied and 43% was renter-occupied. The rental proportion has increased by 11% from 1980 - 2000. While the City seeks to provide

opportunities for both ownership and rental, a good proportion of owner-occupied housing is desired to maintain stability and investment in the community. The General Plan strives to encourage home ownership for all income groups by participating in programs that help families to achieve this goal and working with developers to ensure that new housing offers a reasonable level of ownership opportunities. It is the City's long range goal to restore home ownership rate to 65 percent of the housing stock. The goals and policies of this section are intended to achieve this rate. Homeownership is a viable component in maintaining community and neighborhood stability and continuity in our schools.

As a mature suburb with an aging housing stock, both single-family homes and apartment complexes in Citrus Heights face increasing needs for upgrading and maintenance. In the five years since incorporation, the City has encountered many rental properties with major deferred maintenance. The City pursues safe and well-maintained neighborhoods through its Neighborhood Enhancement Program, housing programs, and coordination with the community's 10 neighborhood organizations.

The City's Neighborhood Enhancement Program has found successful ways of dealing with blight. The City's enforcement tools include:

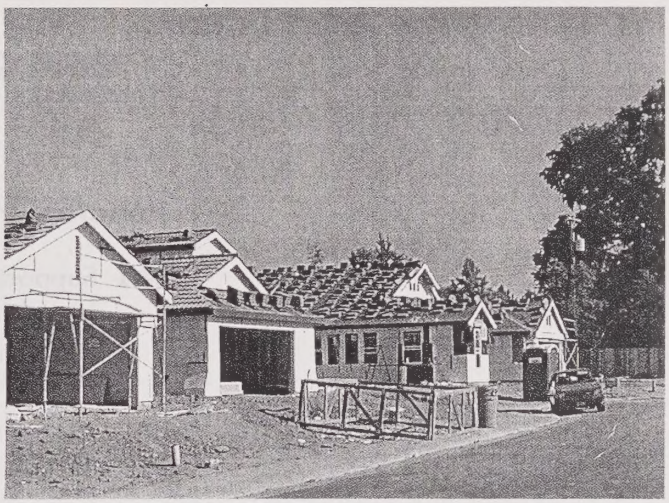
- Fines for non-compliance, which can be cumulative
- Assessments for cost-recovery
- The recordation of a Certificate of Nuisance – this "clouds" the title and acts as lien to collect fines and costs
- Administrative Hearing Board – this body enables the City to abate blighting conditions when a property owner fails to abate a nuisance.

As of March of 2002, the City had 14 units under consideration for City action and has taken action against 9 properties to abate the nuisance and secure the structure.

The City also has its CDBG funded Housing Rehabilitation Programs to eliminate blighting conditions in housing. In the 2000 – 2001 period, the City assisted 26 single-family households with its several programs. In January 2002, the City increased its loan ceiling to $50,000 for single-family projects and allocated another $276,000 of CDBG funds to housing rehabilitation.

Regional Housing Needs

State law requires all local governments to prepare a Housing section that indicates how it will meet its allocated "fair share" of regional housing needs for all income groups over a specified period. The



Sacramento Area Council of Governments (SACOG) prepared a Regional Housing Needs Plan (RHNP) in 2001 that establishes housing needs for each jurisdiction in the region.

The "fair share" housing goals for the City are derived from projected household growth and correction factors including vacancy and normal market removals. The City's total housing goal for 2002 to 2007 is 973 total housing units, divided into income groups as shown in Table 6: Fair Share Housing Needs. The table shows the needs for the 2002 – 2007 planning period by income category and converts this into an annual need. By reviewing the City's records (building permits), current development plans under review, historical affordable housing preservation/conversion, annual production estimates have been made. These estimates show that the City is expected to produce more units in all income catagories than the City's projected "fair share" requirement. It is believed that the goals, policies, and actions of the General Plan, and their continued implementation and monitoring, will ensure that the City produces housing for all sectors of the community.

Table 6. Fair Share Housing Needs

Income Category	7 Year Need Units	Annual Need Units	Percent	Projected Annual Units	Production Percent
Very Low	291	42	30%	56	26%
Low	164	23	17%	56	26%
Moderate	63	9	6%	24	11%
Above Moderate	455	65	47%	80	37%
TOTAL	973	139	100%	217	100%

Sources: SACOG RHNP 2002-2007; City of Citrus Heights Planning, Building, and Redevelopment records and plans

Income categories are base on percentage of median income adjusted by household size.

Very Low (less than 50% of median income)
Low (51% to 80% of median income)
Moderate (81% to 120% of median income)
Above Moderate (More than 120% of median income)

Goals, Policies and Actions

The housing goals, policies and actions of the General Plan are primarily directed toward the following objectives:

- Increase the level of home ownership in the community
- Preserve the existing housing supply and assure its continuing quality
- Optimize remaining development opportunities
- Ensure that adequate housing is available to all residents including those with special needs such as seniors and homeless persons.

Goal 24: *Increase homeownership opportunities to ensure a balance of housing and household types*

Policies:

24.1 Support the use of public and private funds to assist first-time homebuyers.

Actions:

A. Use private funds to leverage program funds to create homeownership opportunities.

B. Continue to participate in programs that encourage people to own homes close to their workplaces.

C. Develop and distribute housing resource materials to potential homebuyers.

D. Use available state and federal funds for a citywide First-Time Homebuyer Assistance Program.

E. Create and participate in partnerships that encourage home ownership.

F. Explore innovative ways of creating opportunities for increased home ownership.

24.2 Assist in the conversion of rental developments to owner occupancy where appropriate.

Actions:

A. Develop a program to allow and encourage conversion of small rental properties to owner occupancy.

B. Investigate ways to achieve cooperative ownership of land in mobile home parks.

Goal 25: *Provide adequate sites for a variety of housing opportunities to serve all residents*

Policies:

25.1 Promote development of a variety of housing types in terms of location, cost, design, style, type, and tenure, while ensuring compatibility with adjacent uses of land.

Action:

A. Support development of "granny flats" and other second

units as allowed by the Zoning Ordinance.

25.2 Strive to meet the City's fair share housing allocation based on the Regional Housing Needs Plan.

25.3 Facilitate mixed-use development and redevelopment in appropriate areas.

Action:

A. Implement mixed-use development along the Auburn Boulevard corridor during redevelopment.

25.4 Support a variety of housing opportunities on vacant or under-utilized lands.

25.5 Promote fair distribution of special needs facilities throughout the city to avoid over concentration in any particular neighborhood, including assisted housing, below-market-rate projects, and senior housing.

Goal 26: *Develop, conserve, and improve the housing stock to ensure decent accommodations for all segments of the community*

Policies:

26.1 Encourage the conservation, improvement and development of housing.

Actions:

A. Promote the use of mechanisms in State tax law and other methods of prohibiting tax deductions for owners of sub-standard rental units cited for code violations, including the recordation of Certificate of Nuisance and a lien for recovery of fines against the title of properties that have long-term non-compliance.

B. Remove unsafe or dilapidated housing through the Neighborhood Enhancement Program Secure vacant residential structures that are unsafe to occupy and require resolution through the Neighborhood Enhancement Program.

C. Continue to offer incentives and financing assistance for affordable housing and housing rehabilitation.

D. Work with financial institutions, nonprofit

organizations and government agencies to promote housing rehabilitation.

E. Support the efforts of all local service organizations, schools, and other community groups to provide housing repair assistance, including "Christmas in April."

F. Continue and expand the City's Owner-Occupied Rehabilitation Program where feasible.

G. Examine the feasibility of creating a Resale Inspection Program.

H. Continue streamlining the review process to minimize any constraints on, or disincentives to, housing development.

I. Promote quality design by offering flexible housing development standards.

J. Fund the Senior Housing Emergency Repair Program or develop a local "handyman" program for seniors.

K. Use redevelopment funds to assist in funding and rehabilitating housing.

L. Pursue a variety of funding sources such as the Housing Stock Fee and the Abandoned Vehicle Abatement Program to fund and strengthen code enforcement activities.

M. Use a system of cumulative and substantial fines to gain compliance from the owner of nuisance properties.

N. Work with Habitat for Humanity to create self-help housing in the City.

26.2 Promote construction of housing types with a variety of prices, styles, and designs.

Action:

A. Amend the Zoning Ordinance to allow for mixed-use housing including clustered, live/work and above-retail uses in appropriate zones.

26.3 Promote improvements and rehabilitation to enhance the quality of multi-family developments.

Action:

A. Investigate the feasibility of establishing a rental inspection program.

B. Work with the local housing authority (Sacramento) to enhance the quality and appearance of public housing in the City.

26.4 Promote high-quality multi-family developments that include appropriate design, scale, and amenities.

Action:

A. Prepare and adopt multi-family residential design guidelines that promote the following features:

- Sufficient outdoor privacy for each unity (e.g., patios, decks)
- Covered off-street parking
- Parking away from the primary access street and screened with landscaping
- Assurance of proper site and building maintenance
- Segmentation of the building mass into smaller units, including single-story elements
- Pitched and varied rooflines
- Functional and accessible interior site open space
- Recreational areas for children
- Easily identifiable and sheltered entrances to units
- Energy efficient design
- On-site management
- The multi-family residential design guidelines shall also discourage features such as large blank walls and monotonous color schemes.

26.5 Conserve the City's stock of sound and viable mobilehome and manufactured homes.

Actions:

A. Pursue the use of local, state, and federal funds to make physical improvements to existing mobilehome parks.

B. Continue to offer Community Development Block Grant (CDBG) funds to rehabilitate mobilehome and manufactured homes.

C. Continue to fund the Emergency Repair Program for lower income owners of mobilehome and manufactured homes.

D. Investigate the feasibility of converting mobilehome parks to condominium ownership.

E. Preserve mobilehomes as a form of affordable housing.

Goal 27: *Conserve currently assisted units to ensure availability of housing for lower income households*

Policy:

27.1 Pursue all available strategies and procedures to preserve government - assisted units that are at risk of conversion to market rate.

Actions:

A. Annually review the status of housing projects whose government restrictions are expiring or near expiration to determine the need for intervention.

B. Work with the federal Housing and Urban Development Department (HUD), Sacramento Housing and Redevelopment Agency (SHRA), and other agencies to determine the City's options in preserving at-risk units.

C. Work with nonprofit housing organizations, SHRA, and other agencies to help purchase complexes where the owner wishes convert to market-rate.

D. If preservation of an "at-risk" development cannot be accomplished, work with the owners to ensure proper federal notification and moving assistance is provided.

E. Use CDBG, Redevelopment funds and other available resources to subsidize identified "at-risk" units, rehabilitate substandard units, and/or fund self-help projects, to retain their availability as low-income housing.

F. Develop a comprehensive plan to redevelop Sayonara Avenue (Sunrise to Arcade Creek).

Goal 28: *Ensure housing opportunities for all segments of the community*

Policies:

28.1 Pursue necessary resources for the development, maintenance and preservation of emergency housing, transitional housing, and housing to accommodate other special needs.

Actions:

A. Enforce Uniform Building Code requirements to ensure that housing is accessible to the disabled.

B. Carry out an assessment of transitional housing resources in the community, including an evaluation of need for rehabilitation.

28.2 Endeavor to meet the housing needs of homeless persons.

Actions:

A. Work with other jurisdictions to assess homeless needs and develop plans to address this problem.

B. Continue to work with the Sacramento County Department of Housing Assistance to provide emergency shelters and other support services.

C. Provide CDBG funds and other resources as available to help finance the City's fair share of homeless services.

28.3 Support and cooperate with regional and community-based organizations in the delivery of special needs housing resources.

Actions:

A. Support SHRA efforts to provide housing assistance within the community.

B. Enforce Federal and State anti-discrimination laws.

C. Continue to fund and support the Human Rights and Fair Housing Commission.

28.4 Assess the City's housing needs and the progress toward meeting its housing goals.

Actions:

A. Review the General Plan annually to evaluate the effectiveness and appropriateness of housing related goals, policies and actions, including housing assistance funds.

B. Establish a housing monitoring program that includes annual review of the following:

- Inventory of land suitable within the City for the development of housing for all segments of the community
- Proposed and approved residential projects and building permits issued
- Home and apartment vacancies
- Rental and home sales survey and Multiple Listing Service summary
- Infrastructure and public services capacity

C. Ensure existing affordable housing developments are meeting their rent and income restrictions.

28.5 Encourage development of move-up housing so that residents will be encouraged to stay in Citrus Heights as their housing needs change.

Action:

A. Review the City's available land inventory annually to ensure that sufficient land is designated for an appropriate range of housing types.

28.6 Enforce Local, State and Federal laws prohibiting discrimination in housing.

Action:

A. Continue to fund the Human Rights and Fair Housing Agency to support its efforts to prevent housing discrimination.

28.7 Minimize government constraints on the production of housing to the extent feasible, while meeting public facility and service needs.

Actions:

A. Continue to staff the Interdepartmental Development Review Committee to ensure timely processing of development applications.

B. Continue to make development decisions at the lowest level possible (e.g. staff approvals) in order to expedite development decision making.

C. Continue to use density bonuses, City Redevelopment funds, federal funds and other available resources to promote housing opportunities, especially for low-income persons and those with special needs.

D. Examine all City development fees to ensure they are fair, necessary and not an undue impediment to housing production. Consult with outside agencies such as the Human Rights and Fair Housing Agency, housing advocates, building trade organizations, Chamber of Commerce, and other private interests, in making this assessment.

E. Establish Council policy on fee waivers and deferrals for future development.

F. Partner with outside agencies including the Sacramento

Metropolitan Fire District, San Juan Unified School District, Sunrise Recreation and Park District, and Sacramento Regional Sanitation District to provide input in evaluating how these agencies' fees impact housing production.

G. Review the Nexus Study for "Low Income Housing Fee" on new commercial development as a housing mitigation fee.

H. Research the access to services, facilities, and transportation for special needs populations, including the adequacy of major streets and sidewalks.

I. In the rewrite of the Zoning Ordinance, review parking standards for all residential zones.

28.8 Use City Redevelopment funds to create housing to help meet the needs of the community.

Actions:

A. Use City Redevelopment "Set-Aside" funds and Low Income Housing funds for low and moderate income housing projects.

B. Develop a five-year plan to identify specific projects and priorities for City Redevelopment "Set-Aside" funds and Low Income Housing Funds.

Transportation and Circulation

Roadways are the primary transportation facilities in Citrus Heights. While the automobile is the predominant form of transportation, alternative forms of transportation, such as transit, biking and walking are also important.

Roadways serve two functions from a design standpoint – to provide mobility and property access. High speeds are desirable for mobility, while low speeds are more desirable for access. The Citrus Heights roadway network hierarchy consists of arterial, collector, and local streets. Arterials emphasize high mobility for through traffic; local roads and streets emphasize property access, and collectors attempt to achieve a balance between both mobility and access. *Map 5: Circulation System* presents the functional classification of Citrus Heights' roadways.

Arterial roadways in the City carry heavy volumes during commute hours, much of it regional through traffic. To avoid congestion, some drivers cut through along collector streets in residential neighborhoods to bypass the crowded major roads.

Level of Service (LOS) is a way of measuring traffic conditions, with A being the best and F being the worst (see *Table 7*). Two intersections

on Madison Avenue, at Sunrise Boulevard and at San Juan Avenue, currently operate at LOS E during peak hours. Another nine intersections, five of them along Greenback Lane, operate at LOS D. Improving intersections and widening segments of arterials will be necessary to meet the City's objective of maintaining LOS D or better at all intersections. *Map 6: Potential Roadway Improvements* illustrates where improvements could occur to the City's roadway system to improve levels of service.

Alternative forms of transportation, including walking, cycling, and transit, are also important components of the City's transportation system. The City is currently preparing master plans for bicycle travel and transit. The Bicycle Master Plan is aimed at integrating bicycle access into a balanced multi-modal transportation system for the City. *Map 7: Proposed Bikeway System* shows the location of existing and proposed bike paths. Public transit is also a vital part of the circulation system, both to serve people unable or desiring not to use automobiles and as a means of reducing congestion. The Transit Plan assesses the transit needs in the City and how best to serve commuter and local transit needs. *Map 8: Existing Transit System* shows current bus routes in the City.

The policies in this section seek to provide a diverse transportation system to meet the needs of all residents and serve businesses within the City. The objectives are to promote mobility on the city's arterial roadways and discourage cut-through traffic in neighborhoods, have well-maintained streets, to provide a well-connected bikeway system, offer efficient transit services, and utilize advanced technology to improve the performance, reliability, and safety of the transportation system.

Goal 29: *Provide a safe, efficient and environmentally sensitive transportation system for the movement of people and goods*

Policies:

29.1 Develop and manage the roadway system to obtain LOS D or better for all roadways and intersections in the City.

Action:

A. Update the Capital Improvement Program annually to incorporate necessary circulation system improvements.

B. Prepare a Street Master Plan including delineation of street types and requirements for rights-of-way.

29.2 Require development proposals where necessary to analyze future traffic impacts and to address funding or construction of necessary improvements to address the effects of increased traffic.

Actions:

A. Require new development to mitigate the effects of traffic from the project when it would cause an intersection to deteriorate from LOS C or better to LOS D or worse, or when it would cause the average delay at an intersection that is already operating (or projected to operate) at LOS D without the project to increase by more than five seconds per vehicle.

29.3 Assess fees on new development sufficient to cover their fair share portion of cumulative impacts on the local and regional transportation system.

29.4 Strive to meet its level of service standards through a balanced transportation system that provides alternatives to the automobile and by promoting pedestrian, bicycle and transit connections between major commercial and residential areas.

29.5 Pursue financing in a timely manner for all components of the transportation system to achieve and maintain level of service standards.

29.6 Explore feasibility of completing road segments to provide better linkage within the community.

29.7 Minimize the number of access points along arterial roadways, including by consolidating or relocating driveways to provide for more efficient traffic movement.

29.8 Require heavy trucks to address the impacts on the City's roadways.

Level of Service:
A way of measuring traffic conditions, with A being the best and F being the worst.

Table 7. Intersection Levels of Service

Level of Service	Description	Signalized Intersection (Average Delay)
A	Represents free flow. Individual users are virtually unaffected by others in the traffic stream.	< 5 sec/veh
B	Stable flow, but the presence of other users in the traffic stream begins to be noticeable.	5.1 - 15.0 sec/veh
C	Stable flow, but the operation of individual users becomes significantly affected by interactions with others in the traffic stream.	15.1 - 25.0 sec/veh
D	Represents high-density, but stable flow.	25.1 - 40.0 sec/veh
E	Represents operating conditions at or near the capacity level.	40.1 - 60.0 sec/veh
F	Represents forced or breakdown flow.	> 60 sec/veh

Source: Transportation Research Board, 1994

Action:

A. Develop and adopt an ordinance that regulates and addresses the impacts of heavy truck traffic on the City's roadways, including financial mechanisms to mitigate such impacts.

Goal 30: *Promote attractive and well-maintained roadways and sidewalks*

Policies:

30.1 Improve aesthetic features along the City's roadways and maintain landscaping in an efficient and timely manner.

Actions:

A. Install improvements along roadway segments as identified on Map 4.

B. Update the Capital Improvement Plan annually to incorporate aesthetic improvements on roadways. Seek additional funding for roadway maintenance to provide safe, functional and attractive streets and roads.

30.2 Require public street right-of-way dedications and improvements as development occurs. Ultimate right-of-way and improvements should be installed at the time of development, except when a lesser right-of-way will avoid significant social, neighborhood or environmental impacts and perform the same traffic movement function.

30.3 Consider vehicular and pedestrian safety as important factors in the design of all streets and roads.

30.4 Protect residential areas from high volume, cut-through, and high speed traffic and its effects.

30.5 Discourage the construction of private streets to ensure full public access to the City circulation system.

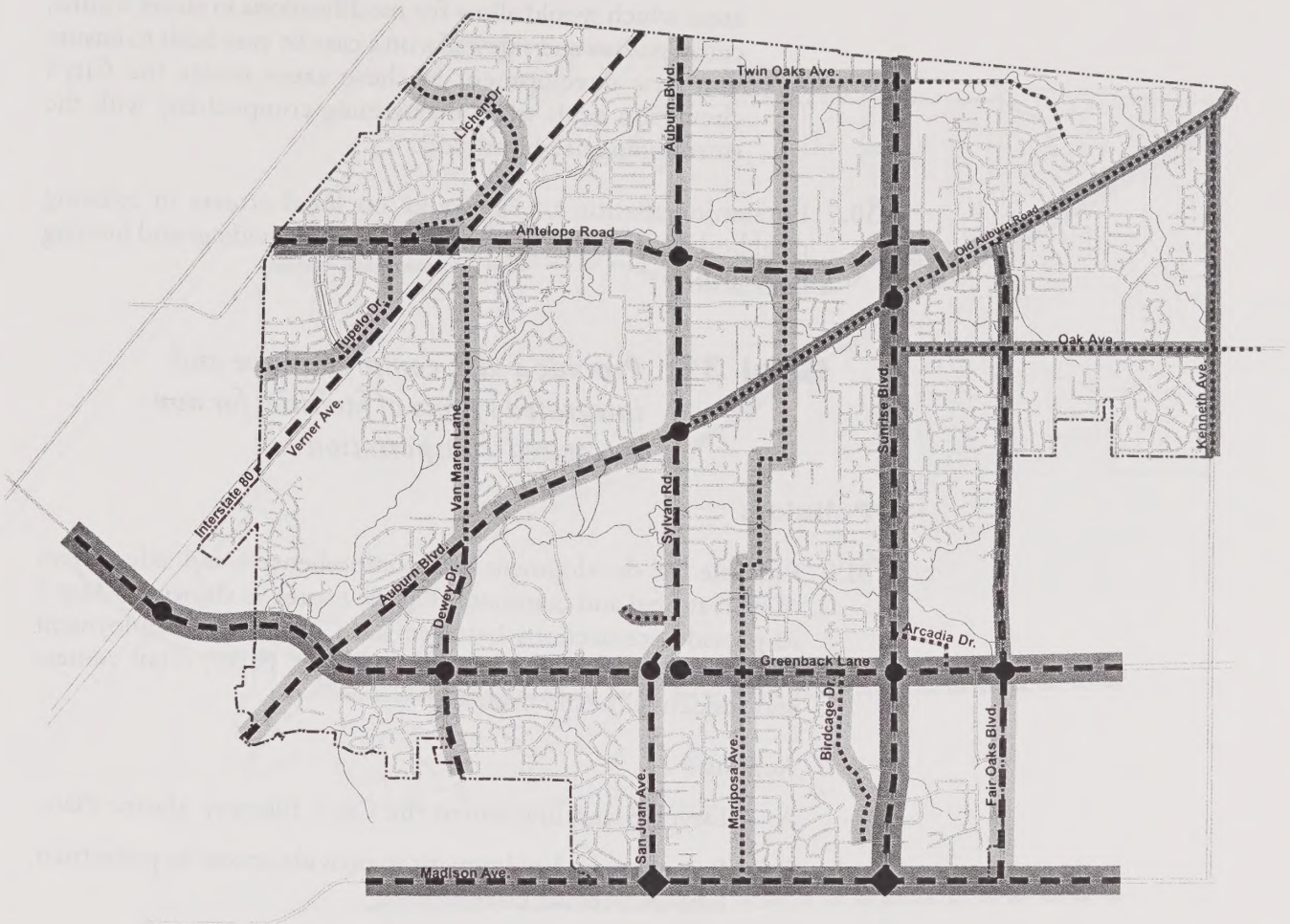
Action:

A. Prepare guidelines that identify when private streets may be allowed and standards for their development.

30.6 Maintain street and sidewalks in rural residential areas that balance circulation needs and compatibility within the surrounding neighborhood.

Action:

A. Develop improvement standards for the rural residential



LEGEND

- Intersections Currently Operating at LOS D
- Intersections Currently Operating at LOS E
- Arterials
  - 5-lane arterial
  - 6-lane throughfare
- Collectors
  - 2-lane collector
  - 3-lane collector
- City Limit

* All other streets not marked are considered local minor streets.

CIRCULATION SYSTEM

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CITY of CITRUS HEIGHTS
JANUARY 1, 1997

Map 5

areas which would allow for modifications in street widths, curbs, gutters and sidewalks on a case by case basis to ensure that new development in these areas meets the City's circulation goals while maintaining compatibility with the surrounding neighborhood.

30.7 Pursue installation of sidewalks on local streets in existing neighborhoods when compatible with its surroundings and funding is available.

Goal 31: *Provide a safe, comprehensive and integrated system of facilities for non-motorized transportation*

Policies:

31.1 Promote the development of a comprehensive and safe system of recreational and commuter bicycle routes as shown on *Map 7* to provide connections between the City's major employment and housing areas, and between schools, parks, retail centers and residential neighborhoods.

Actions:

A. Develop and implement the City's Bikeway Master Plan.

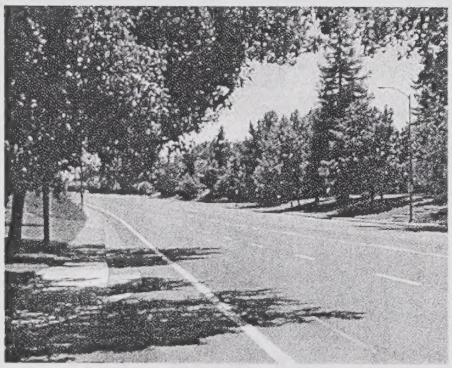
B. Require new development to provide access to pedestrian, bike and transit connections.

C. Amend the Zoning Ordinance to include standards for bicycle parking.

31.2 Consider the needs of bicyclists when planning new roadways and roadway improvements.

Action:

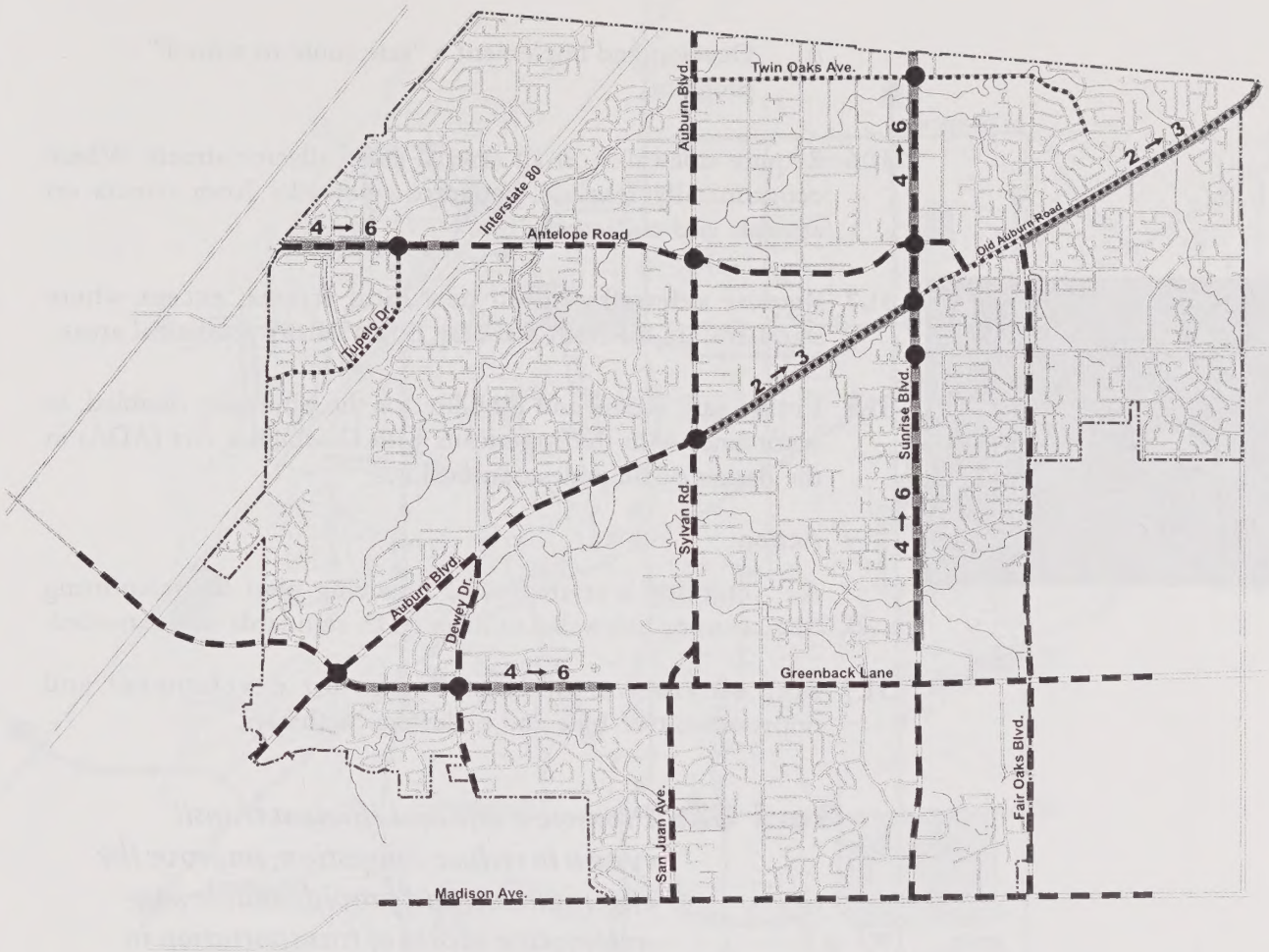
A. Update roadway design standards to include bike lanes where appropriate.



31.3 Emphasize development of the Class I bike lanes shown on *Map 7* to promote safety, recreational opportunities, and alternative methods of transportation.

31.4 Promote efforts by law enforcement agencies and schools to educate children about bicycle safety. Encourage development of adequate, convenient and secure bicycle parking at employment and shopping centers, recreational facilities, schools and transit terminals.

31.5 Develop safe and pleasant pedestrian paths. Ensure that sidewalks are wide enough for pedestrian convenience.



LEGEND

- Intersections Targeted for Improvements by the City
- 4 → 6 Roadway Segments Where Widening Will Be Necessary **(No. of Existing and Proposed Lanes)**
- Arterials
- Collectors
- City Limit

POTENTIAL ROADWAY IMPROVEMENTS

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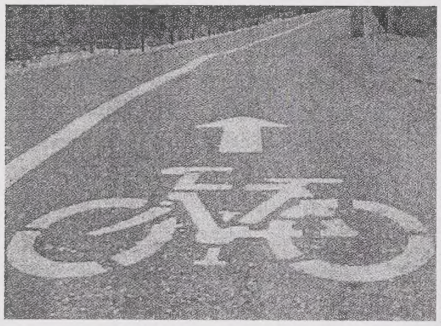
CITY of CITRUS HEIGHTS
JANUARY 1, 1997

Map 6



Action:

A. Develop and implement a "safe route to school" program.

31.6 Require sidewalks on all arterial and collector streets. Where economically feasible, separate sidewalks from streets on arterials and collectors.

31.7 Require sidewalks on all new local streets, except where standards are different for Very Low Density residential areas.

31.8 Ensure safe access and mobility for the physically disabled, in accordance with the Americans with Disabilities Act (ADA) in the design of all pedestrian facilities.

Action:

A. Develop a strategy and financing plan for retrofitting existing sidewalks to meet ADA standards where needed.

31.9 Seek alternative funding sources for development and improvement of bike and pedestrian pathways.

Goal 32: *Promote a safe and efficient transit system to reduce congestion, improve the environment, and provide viable non-automotive means of transportation in and through Citrus Heights*

Policies:

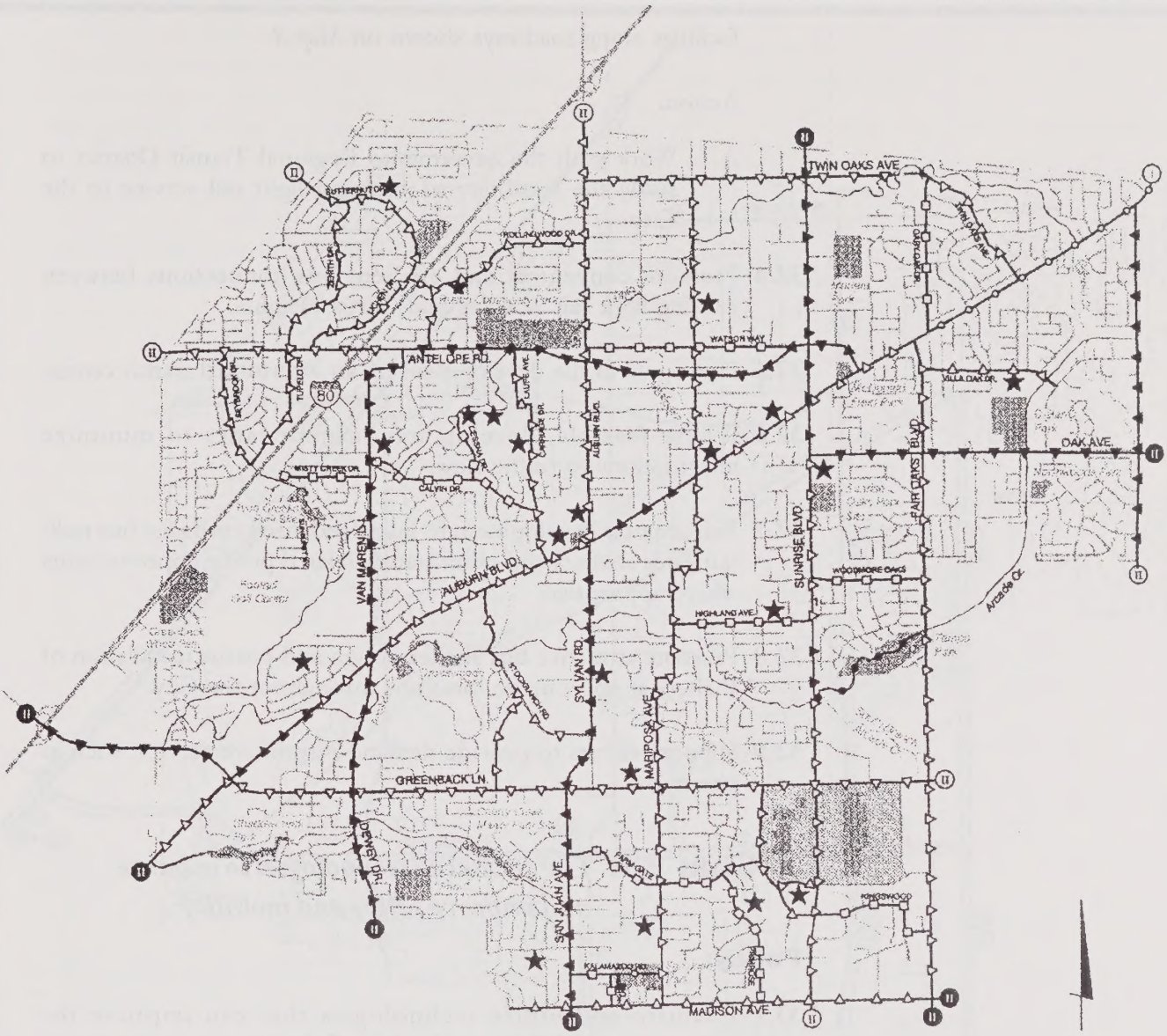
32.1 Provide all segments of the City's population, including the disabled, elderly, youth, and economically disadvantaged, with adequate access to public transit.

32.2 Encourage transit providers to ensure that public transit is designed to be an attractive, convenient, dependable and safe alternative to the automobile.

Action:

A. Develop and implement a long-range transit plan that indicates desired locations for services and supporting facilities.

32.3 Encourage appropriate agencies to focus transportation efforts on expanding and connecting transit, bike, and pedestrian



LEGEND

- Class I Bike Path (Proposed)
- Class II Bike Lane (Proposed)
- Class III Bike Route (Proposed)
- Class I Bike Path (Existing)
- Class II Bike Lane (Existing)
- Class III Bike Route (Existing)
- (I) Continues as Proposed Class I Bike Lane
- (II) Continues as Existing Class II Bike Lane
- (II) Continues as Proposed Class II Bike Lane
- Existing School

NOTES:

(1) The City of Citrus Heights makes no claims as to the safety of any bikeway facilities shown on this map. The purpose of this map is to identify potential bikeway facilities for funding and imlementation. For more information please contact the City of Citrus Heights at (916) 727-4770.

(2) The final designation of bikeways on this map may change when detailed technical analysis is developed for individual projects as they advance to implementation.

PROPOSED BIKEWAY SYSTEM

CITY OF CITRUS HEIGHTS
JANUARY 1, 1997

Map 7

facilities along roadways shown on *Map 8*.

Action:

A. Work with the Sacramento Regional Transit District to study the feasibility of bringing light rail service to the City

32.4 Promote convenient and efficient bus connections between existing light rail facilities and Citrus Heights.

32.5 Participate in the development of an intermodal transit center.

32.6 Where feasible, develop bus turnout lanes to minimize interruptions to traffic flow.

32.7 Require new development to install indented curbs for bus pull-outs, bus shelters and other transit-related public improvements where appropriate.

32.8 Promote attractive bus shelter design and pursue installation of shelters at appropriate locations throughout the City.

32.9 Support efforts to provide demand-responsive service, such as paratransit.

Goal 33: *Use advanced technologies to enhance and improve safety and mobility*

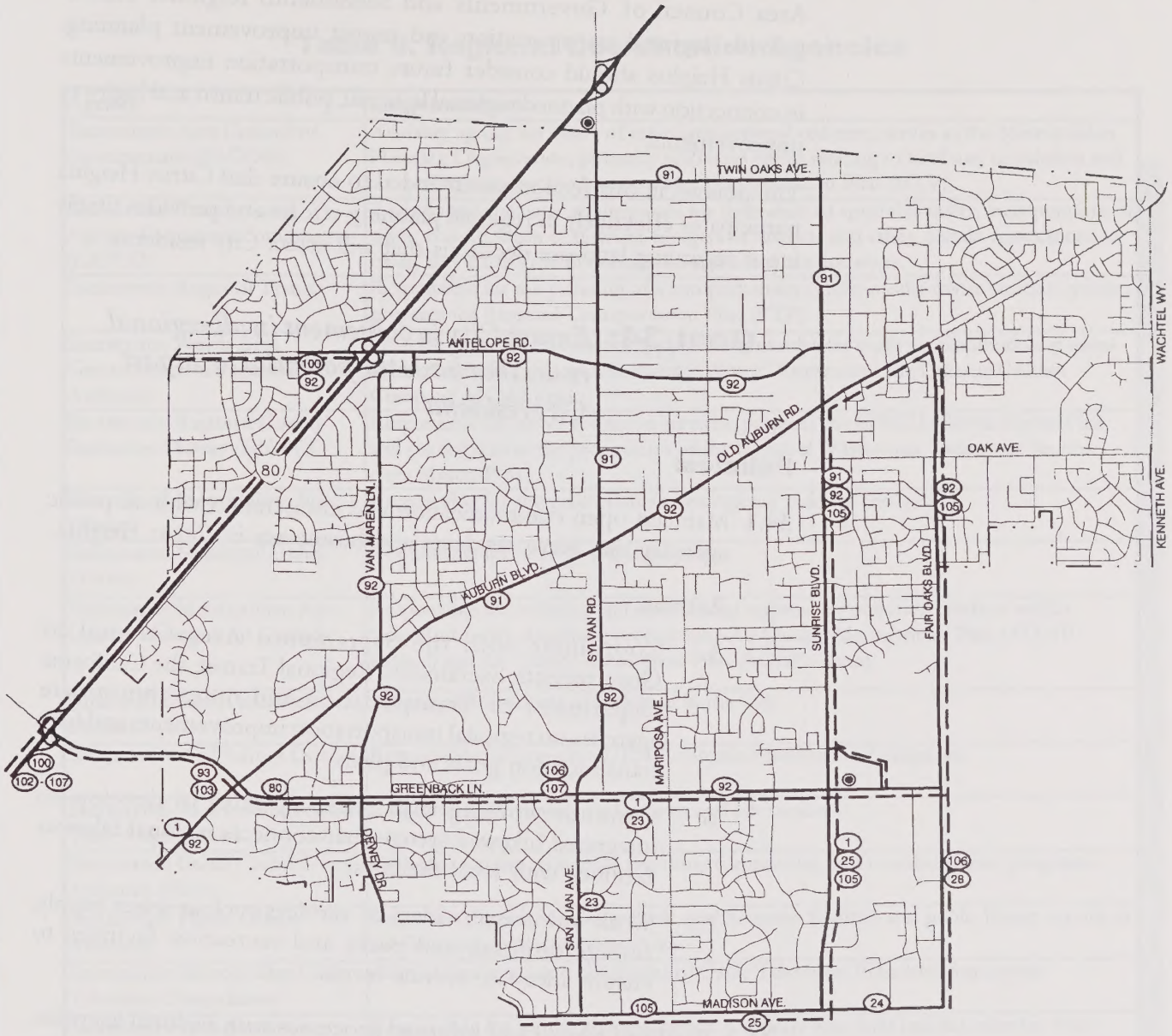
Policy:

33.1 Evaluate and utilize technologies that can improve the performance, reliability, and safety of the transportation system (such as signal coordination, centralized traffic control, red-light and speed enforcement cameras, and real-time travel information).

Regional Coordination

While much of the General Plan focuses on shaping a unique character for Citrus Heights, the City remains inextricably connected to the larger region. In addition to the need to coordinate with the many public service providers in Citrus Heights, regional planning issues such as transportation and air quality require cooperation with other agencies (see *Table 8: Regional Coordination Agencies*). It is clearly in the City's interest to participate in regional planning efforts, both to ensure that City interests are represented and to help shape effective regional planning policies.

Regional transportation planning is especially critical. The Sacramento



LEGEND

- 91 — Transit Route
- 100 — Peak-Period Only Transit Route
- Transit Center

EXISTING TRANSIT SYSTEM

0mi. 0.5 1 1.5

CITY of CITRUS HEIGHTS
JANUARY 1, 1997

Map 8

Area Council of Governments and Sacramento Regional Transit provide regional transportation and transit improvement planning. Citrus Heights should consider future transportation improvements in connection with planned regional light rail, public transit and highway improvements.

The policies in this section are intended to ensure that Citrus Heights participates effectively in regional planning efforts and provides timely input regarding land use decisions that will affect City residents.

Goal 34: *Ensure City involvement in all regional issues that have the potential to impact City residents*

Policies:

34.1 Maintain open communication and cooperation with all public agencies that serve residents and businesses in Citrus Heights.

Actions:

A. Coordinate with the Sacramento Area Council of Governments, Sacramento Regional Transit, the California Department of Transportation and other appropriate agencies on regional transportation improvements and City transportation goals and plans.

B. Continue working with other agencies to develop an integrated bikeway system that connects regional bikeway facilities with local facilities.

C. Work with the providers of services such as water supply, sewage disposal, and parks and recreation facilities to ensure adequate service levels.

34.2 Establish formal and informal processes with regional agencies, the City of Roseville, Sacramento County, and Placer County to review and provide input on proposed development within one-half mile of the City limits.

Actions:

A. Continue meeting with regional agencies on a regular basis to discuss development issues.

B. Actively seek and maintain City representation on appropriate regional boards and commissions.

Table 8. Regional Coordination Agencies

Agency	Responsibilities
Sacramento Area Council of Governments (SACOG)	Advisory agency on issues of inter-jurisdictional concern; serves as the Metropolitan Planning Organization; primarily addresses issues relating to land use, circulation and air quality; prepares the Metropolitan Transportation Plan (MTP).
Sacramento County Local Agency Formation Commission (LAFCO)	Reviews and evaluates all proposals for formation of special districts, incorporation of cities, consolidation of districts, mergers of districts and cities, certain annexations to cities, and urban growth boundaries and urban service areas.
Sacramento Regional Transit	Responsible for the planning of a comprehensive, multi-modal transportation system; prepares the Regional Transportation Plan (RTP).
Sacramento North Area Groundwater Management Authority	Oversees provision of water supply from groundwater wells via distribution systems by the Citrus Heights and Northridge Water Districts and the Citizens Utilities Company of California.
Sacramento Regional County Sanitation District (SRCSD)	Responsible for sewer collection services; prepares the SPMUD Sewer Master Plan, and participates in the preparation of the Regional Wastewater Treatment Service Area Master Plan.
Sacramento Metropolitan Fire District	Responsible for fire protection and emergency medical services.
Sacramento Municipal Utility District	Responsible for providing electric power.
Sacramento Metropolitan Air Quality Management District	Responsible for reducing and maintaining regional air pollution levels to within federal and state standards; prepares the Air Quality Management Plan (AQMP - federal) and Air Quality Attainment Plan (AQAP - state).
Sunrise Recreation and Park District	Administers 238 acres of park land in the City.
San Juan Unified School District	Responsible for pre-school/K-12 education facilities and programs.
Sacramento Area Commerce and Trade Organization (SACTO)	Responsible for promoting business and job creation.
Sacramento County Solid Waste Authority (SWA)	Develops a waste reduction, recycling, composting, and transformation programs.
Sacramento Public Library Authority	Regional effort to finance, provide, and maintain facilities and public library service in the Sacramento Metropolitan Area.
Sacramento Metropolitan Cable Television Commission	Administers terms and conditions of Cable Television Franchise Agreement.
Sacramento Transportation Authority (STA)	Responsible for administering Measure A monies (one-half percent sales tax from 1989 to 2009) for transportation improvements.
Sacramento Area Flood Control Agency	Established by the California Legislature to coordinate flood control on a regional basis.
Sacramento County Water Agency (SCWA)	Established to review permits for work within flood and drainage area.

Citrus Heights Sunday FunDay, 1999.

Resource Conservation

Resource Conservation

Introduction

Citrus Heights' natural resources and open space are important to the heritage, identity, and quality of life of the community. This element of the General Plan addresses biological resources, open space, energy conservation and cultural resources. Its focus is on the protection and enhancement of these limited resources.

Biological Resources

Biological resources include natural and altered biotic habitats (vegetative communities and corresponding wildlife habitat) as well as associated flora and fauna. Four distinct biotic habitats are present within Citrus Heights – Urban, Annual Grassland, Interior Live Oak Woodland, and Valley Foothill Riparian. Each of these habitats provides cover, food, and water necessary to meet biological requirements of a variety of animal species. Within Citrus Heights, two types of plants are accorded "special status" designation: Sanford's arrowhead and stinkbell. The only special status animal species with a known occurrence in the Citrus Heights vicinity is while-tailed kite. Wetland features in Citrus Heights are limited to perennial and intermittent streams and drainages.

Citizens place a high priority on protecting the valuable natural features that remain in the City. The City's oak trees, wildlife habitat, creeks and riparian areas contribute to quality of life in many ways. They are visual resources, unique places to visit, and key departures from the urban character that surrounds them. While Citrus Heights is largely built out, some of the City's largest vacant parcels adjoin sensitive natural areas. The General Plan recognizes the need to balance growth with the conservation and enhancement of the area's natural resources. The policies in this section are intended to enhance and preserve the City's existing natural resources.

Goal 35: *Preserve, protect and enhance natural habitat areas, including creek and riparian corridors, oak woodlands, and wetlands*

Policies:

35.1 Preserve continuous riparian corridors and adjacent habitat along the City's creeks and waterways.

35.2 Achieve and maintain a balance between conservation, development and utilization of open space.

Actions:

A. Prepare and adopt Community Design Guidelines to include standards to protect habitat areas from encroachment of lighting, exotic landscaping, noise, and toxic substances.

B. Revise grading guidelines to minimize removal of significant vegetation.

C. Amend the Zoning Ordinance to update landscape provisions to incorporate native trees and landscaping and protect sensitive areas.

D. Ensure that maintenance activities along the City's creeks and waterways are carried out in compliance with Memoranda of Understanding with the California Department of Fish and Game, and will not create habitat that exceeds thresholds established by the Sacramento-Yolo Mosquito and Vector Control District.

35.3 Provide for "no net loss" of sensitive habitats such as aquatic and riparian areas.

Action:

A. Update development standards to limit construction activity and development in buffer zones adjacent to drainages.

Goal 36: *Protect special status species and other important species that are sensitive to human activities*

Policies:

36.1 Identify and protect significant natural resource areas critical to protecting and sustaining wildlife populations.

36.2 Maintain habitat corridors to connect conservation areas such as

parks and open space, protect biodiversity, accommodate wildlife movement, and sustain ecosystems.

Goal 37: *Preserve, protect and increase plantings of trees within the City*

Policies:

37.1 Incorporate existing trees into development projects. Avoid adverse effects on health and longevity of native oaks or other significant trees through appropriate design measures and construction practices. When tree preservation is not possible, require appropriate tree replacement.

Action:

A. Review and strengthen the City's Tree Preservation Ordinance.

37.2 Raise community consciousness about the value and importance of trees, including native oaks.

Actions:

A. Participate in Arbor Day programs and promote planting of trees on a Citywide basis.

B. Involve community groups, such as schools and youth, in tree planting programs.

Open Space

While much of Citrus Heights is developed with urban and suburban uses, important areas of open space remain. Much of the remaining open space adjoins the City's creeks and streams. Direct public access is currently not widely available to much of the City's open space areas. Residents desire greater access and protection of these unique resources.

The policies in this section are intended to protect open space, including oak and riparian areas, while also making them more available for public leisure and recreation.

Goal 38: *Establish a system of creekside trails and parks for public use*

Policies:

38.1 Provide for recreational trail rights-of-way along local creek channels through development easements and agreements.

Action:

A. Pursue development of recreational trails that respect privacy of adjoining properties, safety of users, and maintenance of natural areas.

38.2 Continue working with the Sunrise Recreation and Parks District to develop an integrated creekside trail system.

Actions:

A. Establish a city trail network program for acquisition, development and administration of a natural trails system and recruiting volunteers for trail construction and maintenance.

B. Coordinate with the Police Department and Sunrise Recreation and Parks District for patrol of creekside trails and open space areas.

38.3 Consider potential impacts to natural habitat areas when establishing links between developed areas. Identify alternative sites for linkages where sensitive habitat areas have the potential to be adversely impacted.

Goal 39: *Create open spaces in future urban development with natural features for public use and enjoyment*

Policies:

39.1 Provide for appropriate open space amenities in new development, protecting existing usable open space to the extent feasible.

Action:

A. Amend the Zoning Ordinance to establish standards for incorporating open space in new development.

39.2 Require new development to provide linkages to existing and planned open space systems.

39.3 Require buildings to conform to existing natural topography, and minimize cutting and filling.

Action:

A. Develop and adopt Community Design Guidelines that include standards for earthwork and grading.

39.4 Utilize the services and expertise of organizations involved in resource conservation and open space protection.

39.5 Pursue agreements with the other jurisdictions to provide for conservation and open space protection within the City's General Plan Area.

39.6 Enlist the support and efforts of appropriate state and federal agencies and private foundations in pursuit of conservation and open space protection.

Energy Conservation

The climate of Citrus Heights is Mediterranean in character, with mild, rainy weather from November through March and warm to hot, dry weather from April to October. The abundant sunny weather affords an excellent opportunity to take advantage of solar energy.

Summer

As the City is nearly built-out, the focus of energy conservation in Citrus Heights is on retrofitting existing homes and businesses. Remodels and renovations offer an opportunity to increase energy efficiency. Energy usage in buildings can also be reduced through planting of shade trees in appropriate locations.

The policies in this section are intended to increase the use of active solar design, insulation and weatherization to reduce energy use in both new and existing structures.

Winter

Goal 40: *Promote energy conservation through appropriate design and construction techniques*

Policies:

40.1 Encourage energy conservation and efficiency in building design, lighting, orientation and construction.

Actions:

A. Explore use of grant funds and programs with SMUD and non-profit agencies to establish programs for home weatherization and solar retrofit.

B. In cooperation with SMUD, PG&E, the California Energy Commission, and other public utilities, subject all municipal buildings to an energy audit and perform practicable energy conservation alterations on municipal buildings. Such alterations may include modifying automatic heating and cooling systems, lighting, and installation of natural ventilation and solar hot water systems.

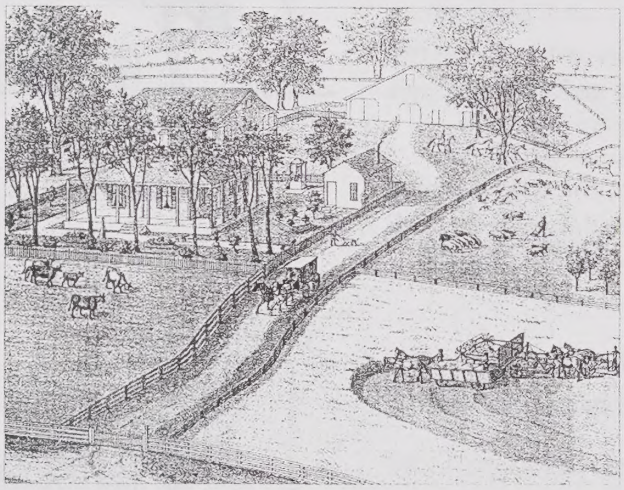
C. Consider ordinances that would require energy audits, solar access, insulation, solar retrofit, and solar water heating.

D. Amend the Zoning Ordinance to include standards for building construction and siting that promote energy conservation.

40.2 Promote a comprehensive tree planting and maintenance program in order to reduce ambient air temperature on hot sunny days, and require that all tree plantings and outdoor lighting be integrated.

Cultural Resources

Prior to exploration by Spanish explorers and American trappers, the Valley Nisenan (Maidu) and Plains Miwok inhabited the Sacramento area. Both Native American groups were hunting and gathering cultures that established seasonal encampments along small creeks and streams. Evidence of such encampments has been found along Arcade and Cripple Creeks in Citrus Heights. As development occurs near local creeks, it will be incumbent upon the City to ensure that any archaeological discoveries are properly investigated and archived.



Sylvan Corners, late 1800s.

Following the Gold Rush, the mid-to-late-1800's saw early pioneers establish ranches in the Citrus Heights area. Unfortunately, most of the structures from the early settlement period were demolished in the 20th century to make way for new development. *Map 9: Potential Historic Resources* highlights some of the structures still in existence today.

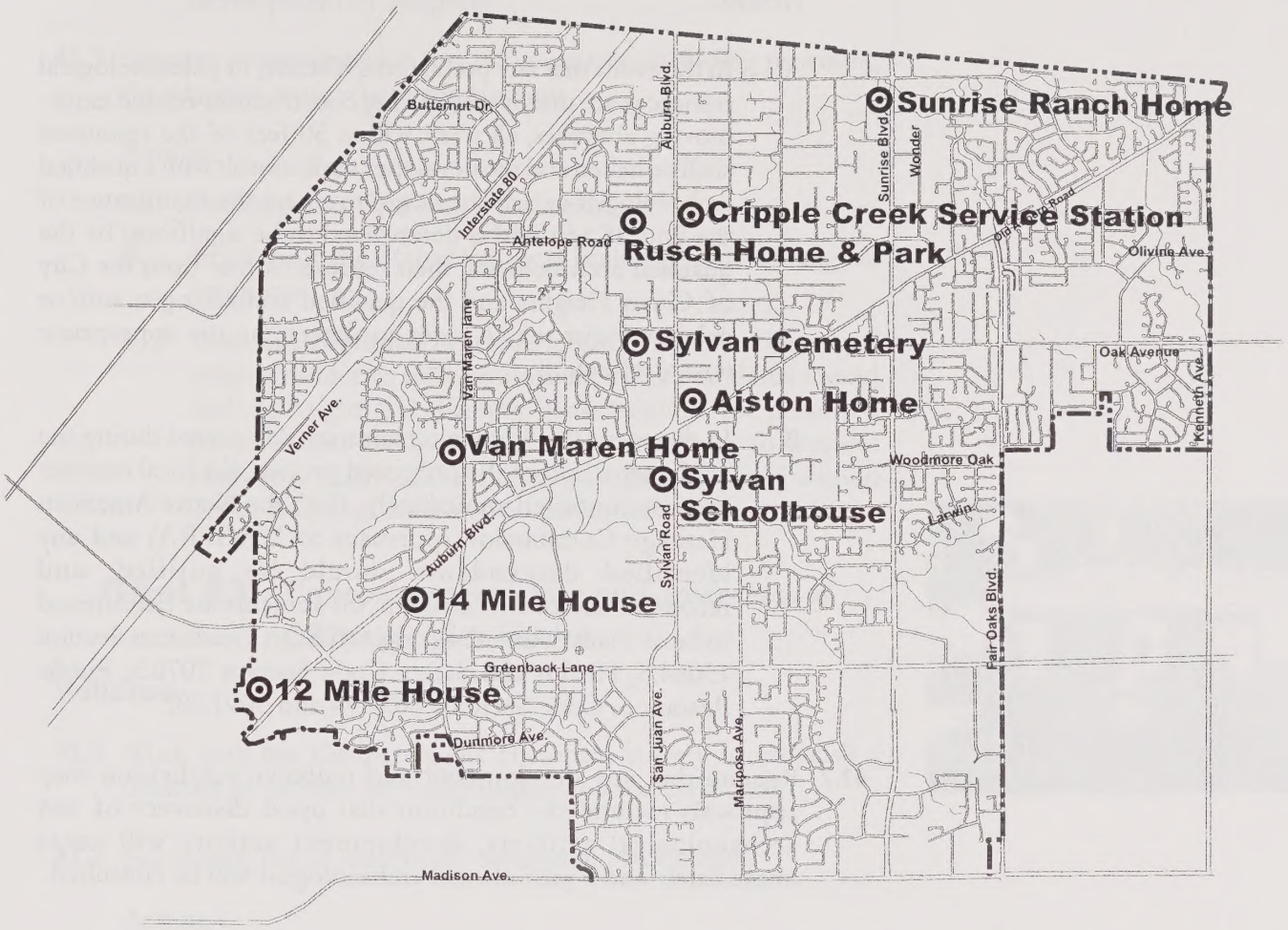
The General Plan also recognizes that today's residents, with their diverse backgrounds and interests, are a cultural resource. The citizens of Citrus Heights have historically united to address issues, as demonstrated by their efforts that led to incorporation. The City desires to continue the active involvement of its citizens in decision making, and wishes to support an environment supportive of youth and families. The City's cultural diversity should be celebrated by providing events and facilities that bring people together.

The policies in this section are intended to preserve and bring to public attention physical reminders of early settlement in the area, treat local artifacts appropriately and respectfully, promote cultural diversity and encourage citizen participation in decision making.

Goal 41: *Preserve and protect the City's Native American heritage*

Policies:

41.1 Determine early in the planning process whether archaeological resources may potentially be located on a development site.



LEGEND

- Potential Historic Site
- City Limit

POTENTIAL HISTORIC RESOURCES

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CITY of CITRUS HEIGHTS
JANUARY 1, 1997

Map 9

Action:

A. In the event that any prehistoric, historic, or paleontological resources are discovered during construction-related earth-moving activities, all work within 50 feet of the resources shall be halted and the developer shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant by the qualified archaeologist, then representatives from the City of Citrus Heights and the qualified archaeologist and/or paleontologist would meet to determine the appropriate course of action.

B. In the event that human remains are discovered during the implementation of the proposed project, the local coroner must be contacted immediately. Both the Native American Heritage Commission (pursuant to NAGPRA) and any identified descendants should be notified, and recommendations received, if the remains are determined to be of Native American origin (CEQA Guidelines Section 15064.5, Health and Safety Code Section 7070.5, Public Resources Code Sections 5097.94 and 5097.98).

41.2 Require that any development and tentative subdivision map approvals include the condition that upon discovery of any archaeological artifacts, development activity will cease immediately and a professional archaeologiist will be consulted.

Goal 42: *Preserve and protect places that embody the City's social, architectural and agricultural history*

Policies:

42.1 Encourage property owners to maintain and preserve historic properties in the best possible condition.

Action:

A. Conduct a historic resource inventory and adopt a Historic Preservation Ordinance to identify and preserve important historic resources.

42.2 Incorporate natural resources such as land and water into development when appropriate to understanding and appreciating of the history of a site.

Action:

A. Review and revise the grading ordinance to require appropriate mitigation measures when historic or archaeological resources are discovered prior to or during

development of property.

42.3 Support preservation of historic resources, including providing for adaptive reuse where appropriate.

Actions:

A. Pursue grants for historic preservation

B. Implement the State Historical Building Code on eligible resources.

C. Establish thresholds by which future projects can be judged when considering historic impacts. These standards should include height and massing considerations for proposed projects that are located in close proximity to historic resources (individual structures or districts) and should define locations for potential prehistoric resources.

Goal 43: *Promote appreciation and awareness of Citrus Heights history*

Policies:

43.1 Work with the Citrus Heights Historical Society to establish a museum to provide for visual displays of the City's past.

43.2 Encourage use of historically significant place names.

Action:

A. Establish historic markers to delineate sites of historic buildings, events, people and activities.

43.3 Incorporate historic observances into the annual celebrations of the City's birthday.

Goal 44: *Promote and enhance involvement and participation in City government by all sectors of the community*

Policies:

44.1 Promote participation by residents in government decision-making processes and in community social, cultural and recreational activities.

Action:

A. Explore opportunities to involve volunteers in carrying out needed City programs.

B. Work with REACH and the Neighborhood Associations to develop methods to increase citizen participation in City

programs and process.

C. Increase use of technology and the City's web page to promote participation in the City and the community.

44.2 Continue to work with the Chamber of Commerce to develop business involvement in the City decision making process.

44.3 Encourage youth participation in a variety of community service and public policy activities.

Action:

A. Work with public and private schools to bring students into City Hall and City officials to classrooms.

44.4 Promote the concept of Healthy Cities, expanding the definition of community health to include multiple aspects of health, ranging from air quality to economic prosperity to transportation efficiency.

Action:

A. Work with Healthy Cities and other collaboratives to encourage those who live and work in Citrus Heights to become involved in the Healthy Cities Project.

Goal 45: *Celebrate and support the diversity of residents*

Policies:

45.1 Participate with local educational groups in programs that support cultural diversity.

45.2 Practice an open-door policy in City programs, welcoming all individuals, regardless of ethnicity, race, religion, class, ability, gender and age.

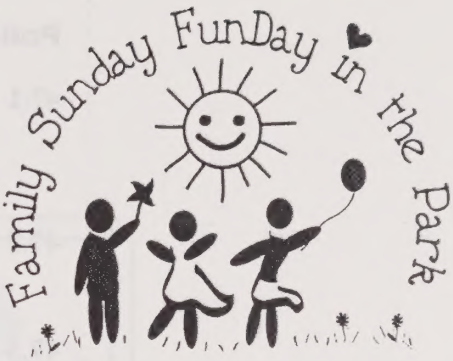
45.3 Ensure that the disabled are afforded opportunities for full participation in City life.

Actions:

A. Work with government, private and non-profit entities to provide a broad range of support in such areas as transportation, job training, recreation and housing.

B. Ensure that all City facilities, including communication devices, comply with applicable Americans with Disabilities Act (ADA) provisions.

Goal 46: *Provide a supportive environment for youth and families*



Policies:

46.1 Support businesses, organizations, and programs that respond to youth and family needs.

Actions:

A. Work with agencies and non-profits to address the problems of youth in innovating, caring ways.

B. Work with the private sector to develop businesses that serve youth and families.

46.2 Encourage events that integrate family, school and community.

Action:

A. Continue to help support and host community building events such as Sunday FunDay, Race Unity Day, and the Christmas Tree Lighting ceremony.

46.3 Promote the development of a range of child care facilities and arrangements, including family day care homes, quasi-public and private child care centers, before- and after-school programs and recreational activities, to fulfill the needs of Citrus Heights residents and employees.

Actions:

A. Prepare and adopt Community Design Guidelines that encourage child care facilities to be located in multi-family housing developments and in commercial developments, especially near major transportation corridors.

B. Ensure access to child care referral services for Citrus Heights citizens and workers.

C. Pursue funding for development of child care facilities and programs.

D. Support training programs for child care providers.

46.4 Ensure citizen access to an adequate supply of elder care facilities and services.

Action:

A. Review community needs for elder care and assess how well the supply of care in the private sector is meeting the demand.

Goal 47: *Expand opportunities for community-wide cultural events*

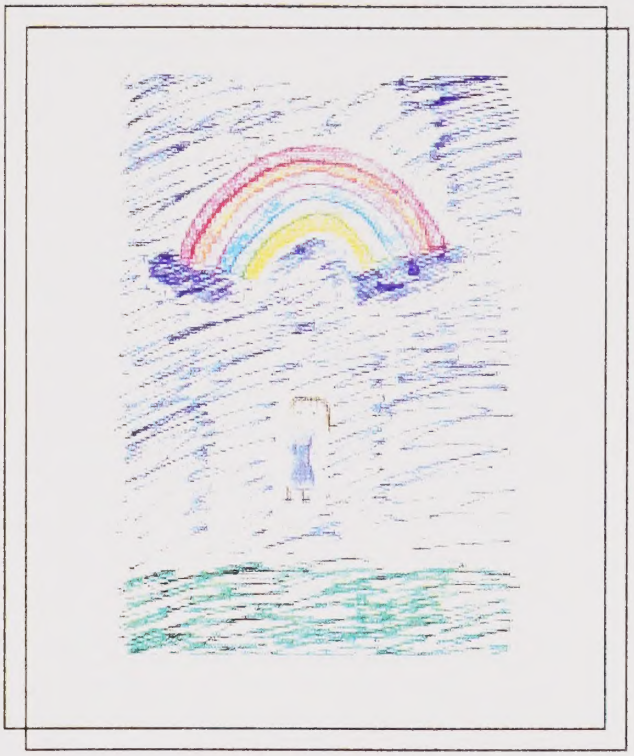
Policies:

47.1 Support the expansion of local art and cultural activities, events, and venues (such as farmers' markets, outdoor/street fairs, public art displays, and performing arts).

47.2 Promote Sunrise MarketPlace as a desirable location for cultural events.

47.3 Coordinate with other public and private agencies to promote joint use of facilities, where appropriate, for cultural and arts events.

47.4 Encourage coordination among local cultural and arts groups and event promoters to expand their appreciation by the community.



Citrus Heights Sunday FunDay, 1999.

Community Health

Community Health

Introduction

The health of a community and its residents is vital to its growth and quality of life. This element of the General Plan addresses community health issues, including flood protection, seismic activity, hazardous materials emergencies, air quality and noise. This chapter focuses on maintaining a healthy and safe physical environment and ensuring community health through access to high-quality public services.

Flooding/Storm Drainage

Citrus Heights is situated within several drainage basins that include Arcade and Cripple Creeks and their tributaries, including Brooktree, Mariposa, San Juan and Coyle Creeks. All of these streams flow generally west into Arcade Creek to the Natomas Main Drainage Canal and then the Sacramento River. The streams in Citrus Heights are basically unaltered and maintain a riparian corridor. The City's storm drainage system empties into these creeks. Arcade and Cripple Creeks have relatively small hydraulic capacity and can be quickly overtapped during severe storm run-off events, leading to overflow of the stream banks and the temporary inundation of floodplain and adjacent low-lying areas.

Federal Emergency Management Agency standards apply to development in the 100-year floodplain (see *Map 10: 100-year Floodplain*), which is the area with a one percent or greater chance of being flooded in any year. Development in the floodplain can increase flooding hazards by raising water levels upstream and by adding flow, velocity, and debris downstream.

Property owners along creek areas have expressed major concerns about flooding and the potential increased run-off with future growth. Currently, Citrus Heights contracts with Sacramento County to provide storm drainage and flood control services. The City is currently reviewing the administration and funding of the flood control and stormwater utility program.

The City places a high priority on preventing flood damage and to consider flooding and storm drainage effects. The policies in this section are intended to minimize the effects of any flood events on citizens and property.

Goal 48: *Protect life and property from flood related hazards*

Policies:

48.1 Promote drainage improvements that minimize flooding.

Actions:

A. Work with Sacramento County and other local, regional, state and federal agencies to develop flood-control measures, and to finance, construct and plan improvements to minimize flooding in and around the City of Citrus Heights.

B. Continue working on solutions to localized flooding problems in the vicinity of Cripple and Arcade Creeks.

C. Modify the storm drainage program to provide for City collection and allocation of all storm drainage fees.

D. Develop a capital improvement program for storm drainage projects.

48.2 Continue to implement floodplain zoning and undertake other actions required to comply with State and federal floodplain development requirements and maintain the City's eligibility under the National Flood Insurance Program.

Action:

A. Request that the Federal Emergency Management Agency update and revise City flood maps.

48.3 Require evaluation of potential flood hazards prior to approval of development projects.

Action:

A. Require major proposed development projects to submit accurate topographic and flow characteristic information, including depiction of 100-year floodplain boundaries under fully-developed, pre- and post-project runoff conditions.

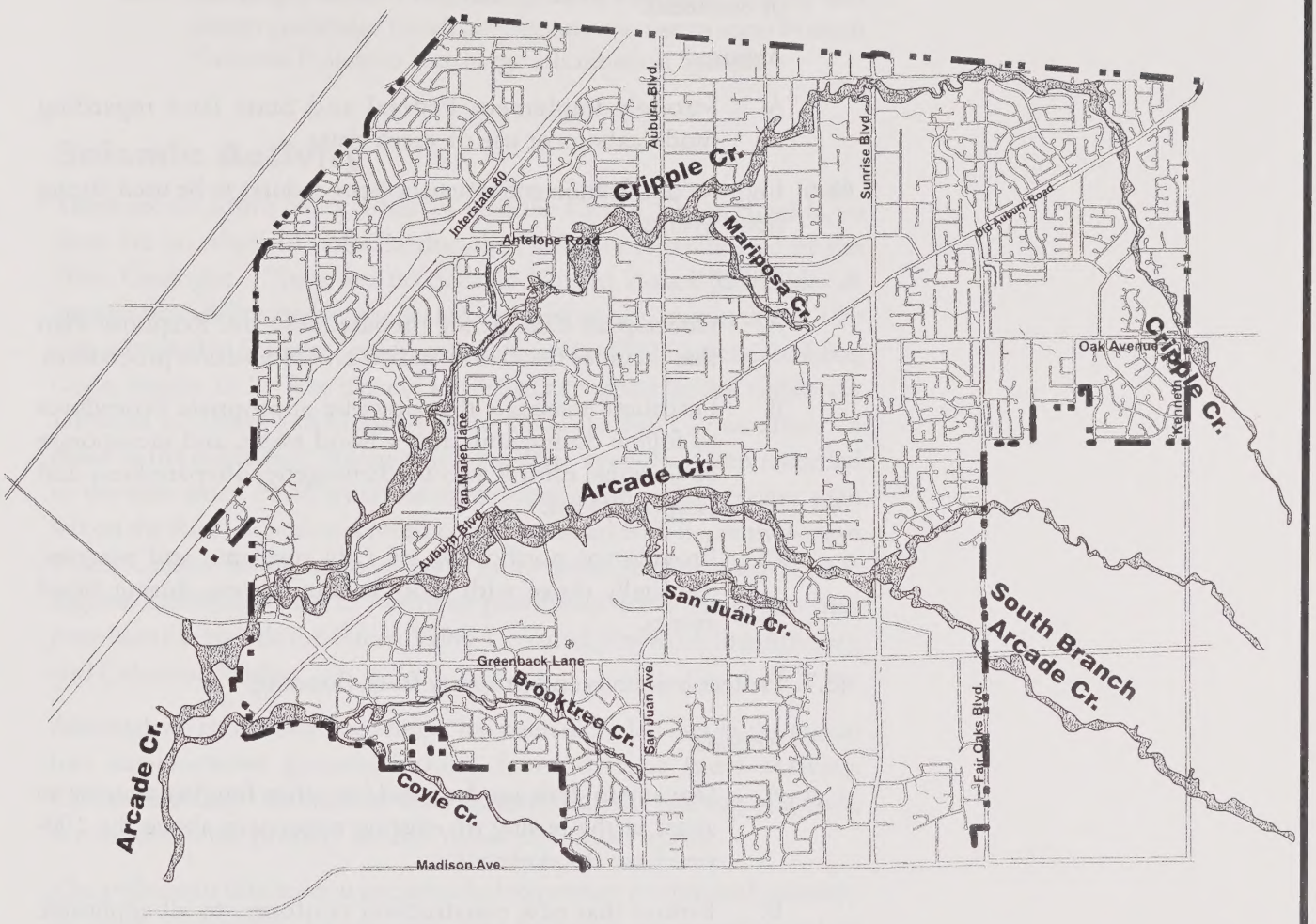
48.4 Maintain local storm drain systems to ensure capacity for maximum runoff flows.

Action:

A. Continue annual maintenance of the channels, pipes and inlets of the storm drain system.

B. Discourage construction activities, including grading, building, and fill within natural swale areas.

C. Support any private organization or other group efforts to clean up creeks and streams.



LEGEND

100-year Floodplain

City Limit

Source: FEMA, National Flood Insurance Program

100-YEAR FLOODPLAIN

0mi. 0.5 1 1.5

CITY OF CITRUS HEIGHTS
JANUARY 1, 1997

Map 10

48.5 Seek control over drainage facilities which may include ownership or easement.

Action:

A. Strongly implement Federal and State laws regarding modifications or use of creek areas.

48.6 Improve notification and evacuation procedures to be used during flood events.

Actions:

A. Develop an Emergency Preparedness and Response Plan that includes flood notification and evacuation procedures.

B. Distribute materials that describe appropriate procedures to follow during and after a flood event, and incorporate educational efforts into the Emergency Preparedness and Response Plan.

C. Provide for notification of City residents and workers, especially those with mobility limitations, during flood events.

48.7 Protect buildings and property from flooding.

Actions:

A. Use storm drainage fees and/or other funding sources to assist in the raising of existing residences above the 100-year base flood elevation.

B. Ensure that new construction conforms to all applicable provisions of the National Flood Insurance Program.

C. Within floodplain overlay zones, require the lowest floor level for residential structures to be above the crown of the street frontage or the base flood level as prescribed by the National Flood Insurance Program.

48.8 Reduce pollutants being discharged into the drainage system to the maximum extent feasible to meet required federal National Pollution Discharge Elimination System standards.

Actions:

A. Continue to assist private developers seeking National Pollution Discharge Elimination System permits by serving as co-permitee.

B. Provide public education and awareness programs to reduce pollutant discharges into the drainage system.

C. Develop a set of Best Management Practices (BMPs) and design guidelines for all development to use to meet Federal National Pollution Discharge Elimination System.

Seismic Activity

There are no active faults within or near the City of Citrus Heights, so there are no Alquist-Priolo Earthquake Fault Zones delineated by the State Geologist. There are no Seismic Hazard Zones (landslides & liquefaction) delineated by the State Geologist as of October 2000. The City is located in Seismic Zone 3, according to the 1997 Uniform building Code, Figure 16.2. The closest active fault mapped by the California Division of Mines and Geology is the Foothills Fault Zone about 15 miles to the northeast. No significant seismic event has been recorded in the area since 1908, when an earthquake estimated at greater than 4.0 on the Richter Scale occurred on an unnamed fault in southwestern Placer County. Major regional faults in the area are shown on *Table 9: Regional Earthquake Faults*. Active or potentially active faults that may pose hazards include the Green Valley-Concord, Hayward, San Andreas, and Calaveras Faults.

Although no recent fault movement has been recorded locally, the region has experienced groundshaking from distant fault activity. Groundshaking – the motion that occurs during the shifting of a fault, is considered the primary seismic threat in Citrus Heights.

The policies in this section are intended to protect people and property as much as possible by ensuring that buildings are constructed to withstand groundshaking, and that citizens are educated about appropriate procedures to follow during and after an earthquake.

Table 9. Regional Earthquake Faults

EARTHQUAKE FAULT	DISTANCE FROM CITRUS HEIGHTS	EVENT YEAR AND LOCATION	HISTORIC ACTIVITY	LIKELY FUTURE INTENSITY
Midland Fault	32 miles W	Pre-Quaternary (>1.6 m.y.)	-	7.0
Dunnigan Hills	35 miles W	Holocene (200-10,000 y.)	-	6.5
Unnamed	45 miles W	1892 Vacaville-Winters	6.5-7.0	7.0
Green Valley-Concord	60 miles SW	Holocene (200-10,000 y.)	Creep	7.0
Foothills Fault System	15 miles NE	1975 Oroville	5.7	6.5
Coast Range-Sierra Block	35 miles SW	1892 Vacaville-Winters	-	7.0
Hayward	60 miles SW	1836, 1868	6.8	6.5-7.0
Calaveras	50 miles SW	1861	6.1	6.5-7.0
San Andreas	80 miles SW	1906, 1989 Loma Prieta	7.1	8.3

Source: Placer and El Dorado Counties, 1997

Goal 49: *Protect life and property from risks associated with seismic activities*

Policies:

49.1 Implement the Uniform Building Code to comply with federal and State earthquake protection and slope stability standards for new development.

49.2 Require soils reports for new developments to identify the potential for liquefaction, exp ansive soils, ground settlement, and slope failure. Require reports to contain remedial measures that could be feasibly implemented to minimize potential impacts.

49.3 Promote public education efforts to inform residents and businesses regarding earthquake preparedness and response.

Actions:

A. Distribute materials that describe appropriate procedures to follow during and after an earthquake.

B. Incorporate educational efforts into the Emergency Preparedness and Response Plan.

Hazardous Materials

Citrus Heights has some businesses and activities that involve the transport, storage, or use of toxic or hazardous chemicals. Hazardous materials are defined as those that are a potential threat to human health, having the capacity to cause serious illness or death. The term "hazardous materials" includes radioactive waste and explosives, as well as substances such as gasoline, pesticides, and household cleaning products. Hazardous materials are routinely transported by truck on Interstate 80 and by rail through the Union Pacific railyard.

While the use of hazardous materials is carefully regulated, the City seeks to reduce the potential for incidence or damage in the event of accidents or spills. The policies in this section are intended to ensure that the appropriate agencies are adequately prepared to deal with a hazardous material emergency and that citizens are protected as much as possible from potential hazards.

Goal 50: *Protect the community's health, safety, natural resources and property from potential risks associated with the use, transport, treatment, and disposal of hazardous materials*

Policies:

50.1 Provide for the safe use and disposal of hazardous materials and appropriate responses to protect the City in the event of a hazardous materials incident.

Actions:

A. Ensure that the Fire Department and other emergency response agencies are adequately prepared to respond to an emergency involving hazardous materials.

B. Establish appropriate evacuation routes, and incorporate them into the Emergency Preparedness and Response Plan.

C. Work with Union Pacific to establish early notification to businesses and residences in the event of a hazardous materials emergency.

D. Ensure that Sacramento County monitors environmental compliance records and proof of insurance of contract waste haulers.

E. Consolidate emergency response contracts within one agency.

50.2 Protect citizens against potential or undiscovered unexploded ordnance at the Union Pacific Roseville Railyard.

Action:

A. Distribute the instructional notice filed by Union Pacific to all persons who apply for a construction permit within one mile of the 1973 explosion site.

50.3 Work with Sacramento County and other public agencies to inform businesses and consumers about the proper use and disposal of hazardous materials and waste.

Noise

Noise is defined as unwanted sound. It is a part of everyday life in an urban community, resulting from traffic, railroads, construction vehicles and other heavy equipment, other commercial activities, and loud music. The existing background or "ambient" noise level in the community is the product of the cumulative effects of a variety of noise sources over a period of time. People tolerate noise to some degree, until it disrupts their sleep and daily activities, even simple conversation. Exposure to

excessive noise has often been cited as a health hazard. The City often receives complaints regarding noise from stationary sources, especially in areas where residential areas are located near commercial operations.

In Citrus Heights the primary noise source is vehicular traffic, although railroad industrial sources also contribute to noise levels in certain areas. As shown on *Map 11: Roadway Noise Contours,* ambient noise is most influenced by traffic on Interstate 80 and major roadways such as Greenback Lane, Sunrise Boulevard, Antelope Road, Auburn Boulevard/Old Auburn Road, San Juan Avenue, Madison Avenue, Fair Oaks Boulevard, and Sylvan Road. For noise sensitive areas, such as schools, residences, and religious places of worship, neighborhood noise surveys were conducted to document existing ambient noise. The data from these surveys is found in the *Summary of Background Information.*

Due to the noise from high volumes of traffic along the City's major arterials, sound walls were constructed to block noise from adjacent land uses. Sound walls tend to portray a bleak and sterile image, however, any needed future sounds walls should incorporate landscaping and design features to be more attractive.

The policies in this section are designed to locate new development in areas with compatible noise levels and to minimize intrusive noise from existing and new development.

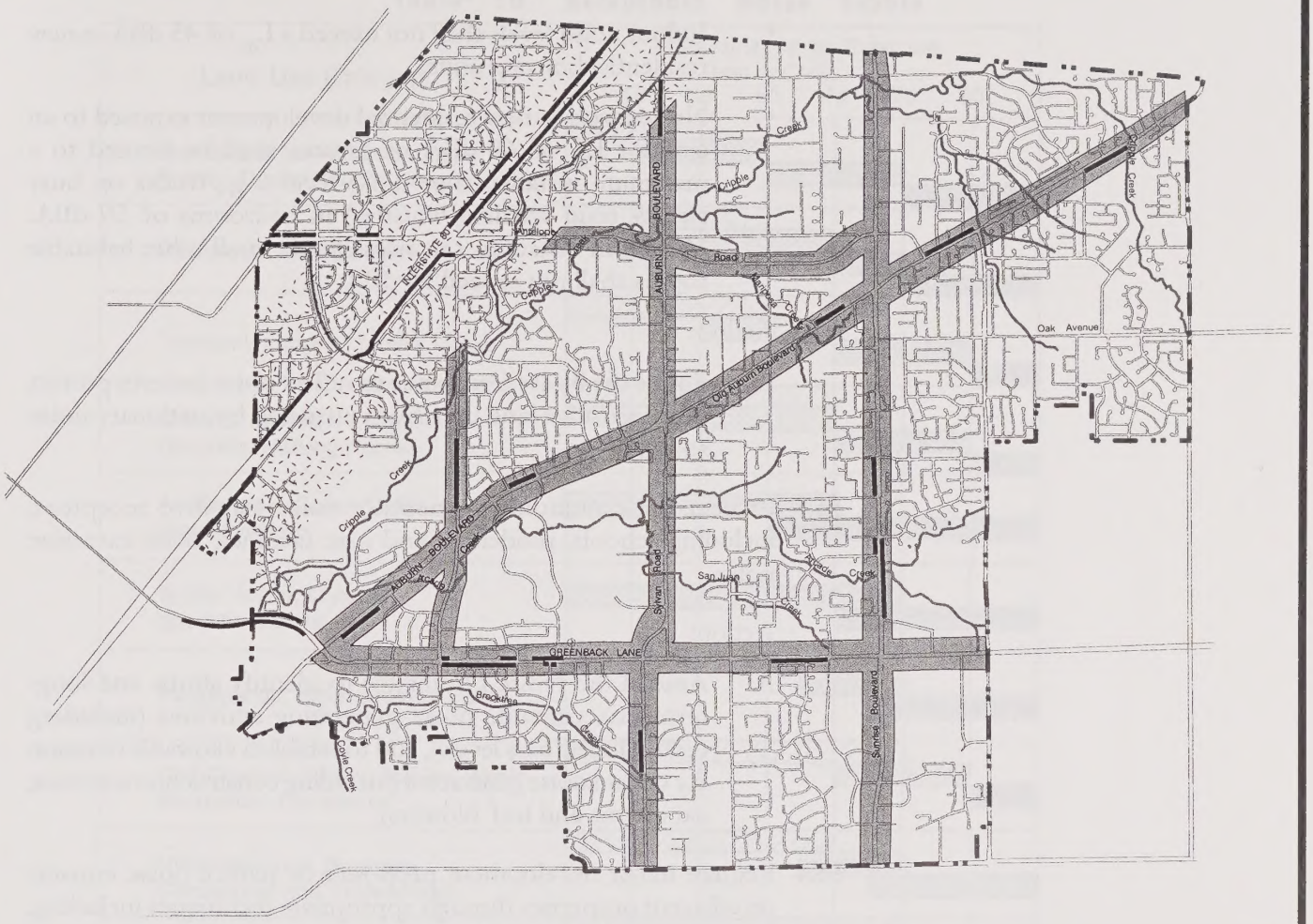
Goal 51: *Protect City residents from the harmful and annoying effects of exposure to excessive noise through noise reduction and suppression techniques and appropriate land use policies*

Policies:

51.1 Review proposed development projects for compliance with the standards in *Table 10: Acceptable Noise Levels.* If it appears that a project may exceed the limits of *Table 10,* require an acoustical analysis to identify potential noise levels and attenuation methods.

51.2 New residential development projects shall be designed and constructed to meet acceptable exterior noise level standards shown in *Table 10,* as follows:

- The maximum exterior noise level of 60 dBA L_{dn} shall be applied in residential areas where outdoor use is a major consideration (such as backyards in single family housing developments and recreation areas in multi-family housing projects). Where the City determines that providing a L_{dn} of 60 dBA or lower is not feasible, the noise level in outdoor



LEGEND

- 60 dBA Ldn Noise Contours for Arterials
- 60 dBA Ldn Noise Contours for Interstate 80
- Existing Masonry Walls
- City Limit

ROADWAY NOISE CONTOURS FOR EXISTING CONDITIONS

0mi. 0.5 1 1.5

CITY of CITRUS HEIGHTS
JANUARY 1, 1997

Map 11

areas shall be reduced to as close to the standard as feasible through project design.

- Indoor noise levels shall not exceed a L_{dn} of 45 dBA in new residential housing units.
- Noise levels in new residential development exposed to an exterior L_{dn} of 60 dBA or greater shall be limited to a maximum instantaneous noise level (e.g., trucks on busy streets, train warning whistles) in bedrooms of 50 dBA. Maximum instantaneous noise levels in all other habitable rooms shall not exceed 55 dBA.

Action:

A. Revise the Noise Ordinance to reflect noise limits to protect noise sensitive land uses from intrusion by stationary noise sources.

51.3 Protect the community, especially noise sensitive receptors, including schools, residences and care facilities, from excessive noise.

Action:

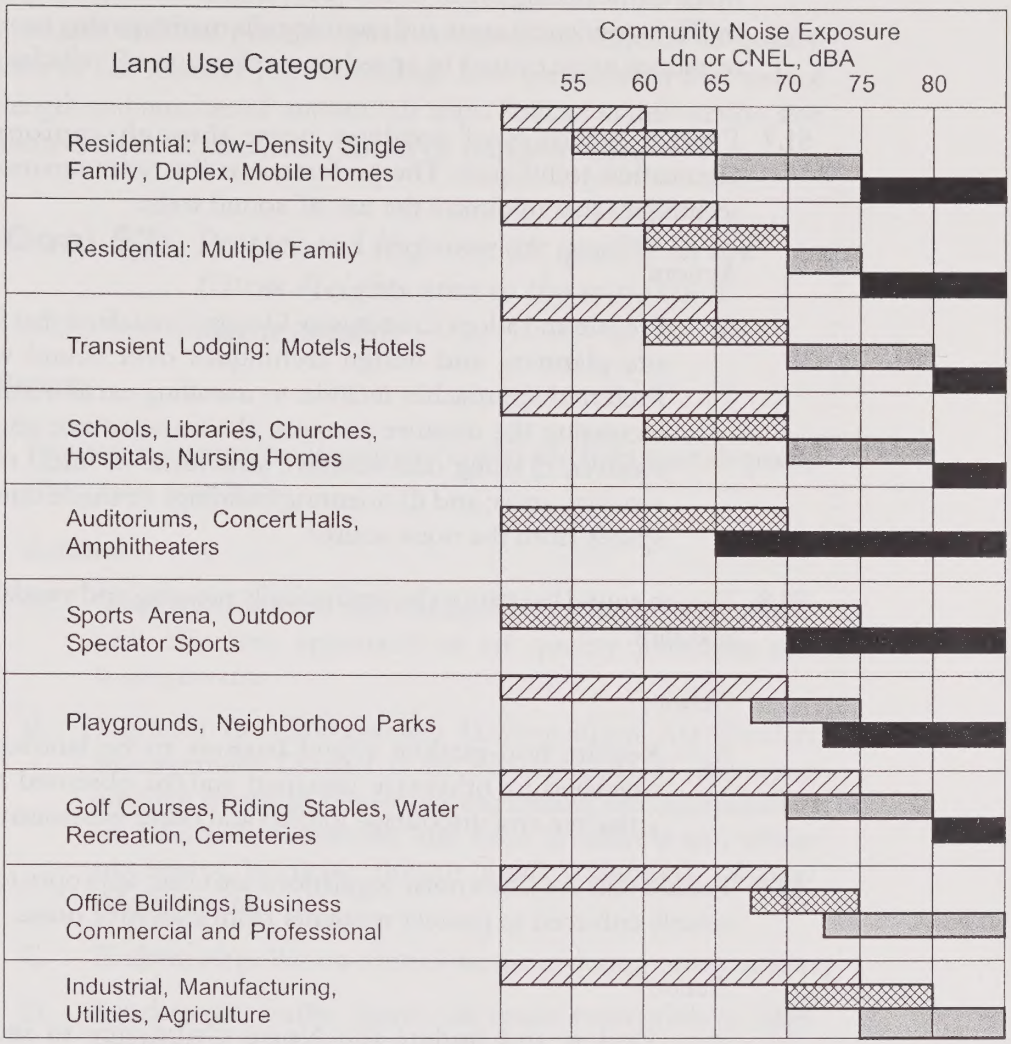
A. Amend the Noise Ordinance to identify short- and long-term unacceptable noise generating activities (including certain music bass levels), and to establish allowable duration for certain noise generators (including construction activities, car alarms and leaf blowers).

51.4 Require major development proposals to reduce noise impacts on adjacent properties through appropriate techniques including, but not limited to, the following strategies:

- Permit well-designed sounds wall when compatible with the surrounding area
- Screen and control noise sources such as parking, outdoor activities and mechanical equipment
- Increase setbacks for noise sources from adjacent dwellings
- Whenever possible, retain fences, walls or landscaping that serve as noise buffers (although design, safety and other impacts must also be addressed)
- Use soundproofing material and double-glazed windows
- Control hours of operation, including deliveries and trash pickup

51.5 When located adjacent to existing or planned sensitive residential and public/quasi-public uses, require new nonresidential development to mitigate noise to a maximum of 60 dbA L_{dn} at the property line.

Table 10. Acceptable Noise Levels



INTERPRETATION

NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

CONDITIONALLY ACCEPTABLE

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

NORMALLY UNACCEPTABLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

CLEARLY UNACCEPTABLE

New construction or development should generally not be undertaken.

Adapted from: Office of Planning and Research, State of California General Plan Guidelines, Appendix A: Guidelines for the Preparation and Content of the Noise Element of the General Plan, 1990.

51.6 Use techniques such as roadway design, traffic signalization and other traffic management techniques (such as limiting heavy truck traffic in residential areas and requiring alternative paving material) to reduce noise caused by speed or acceleration of vehicles.

51.7 Protect receivers of roadway noise through appropriate attenuation techniques. The preference is for noise attenuation techniques that minimize the use of sound walls.

Action:

A. Prepare and adopt Community Design Guidelines that favor site planning and design techniques over sound walls. Preferred approaches include: a) installing earth berms, b) increasing the distance between the noise source and the receiver; c) using non-sensitive structures to shield noise-sensitive areas; and d) orienting buildings to shield outdoor spaces from the noise source.

51.8 Design sound barriers to be aesthetically pleasing and vandalism-resistant.

Action:

A. Require non-earthen sound barriers to be landscaped, vegetated or otherwise designed and/or obscured to be attractive and discourage graffiti and other vandalism.

51.9 Ensure that the City's noise regulations are clear, appropriate, and strictly enforced to protect residents from excessive noise.

Action:

A. Review and update the Noise Ordinance to include appropriate and clear standards.

Air Quality

Citrus Heights is located in the Sacramento Valley Air Basin, in which air quality does not meet some State and federal health standards, particularly for ozone and small particulates (PM_{10}). Poor air quality in the valley is caused by locally generated and imported air pollutants that combine with unfavorable topographic and meteorological conditions. Emissions from automobiles are the primary contributor to the poor regional air quality. The Sacramento Air Quality Management District is responsible for monitoring air quality and preparing attainment plans aimed at achieving federal and state air pollution standards.

SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT

While emission control requirements on motor vehicles and industrial operations have substantially reduced air pollution from these sources, increased development in the Sacramento region and associated automobile emissions threaten to offset these gains. Air quality is a

regional issue, and Citrus Heights has a role in participating in improving the region's air quality.

This section includes policies aimed at improving regional air quality. Policies in the General Plan encourage land use patterns that reduce the length and number of automobile trips. Policies in this section also promote the use of alternative forms of transportation.

Goal 52: *Protect and improve air quality in the Citrus Heights area to the maximum extent possible*

Policies:

52.1 Promote measures that improve air quality and help meet air quality attainment standards.

Actions:

A. Work with local and regional agencies to develop a consistent and effective approach to air quality planning and management.

B. Support the Sacramento Metropolitan Air Quality Management District in its development of improved ambient air quality monitoring capabilities and establishment of standards, thresholds and rules to address and where necessary mitigate the air quality impacts of new development.

C. Enforce air pollution control measures during construction.

D. Synchronize traffic signals on roads susceptible to high emission levels from idling vehicles.

E. Assure that recommended inclusions into any regional transportation plan are consistent with the air quality goals and policies of this General Plan.

52.2 Minimize the impacts of vehicle emissions on air quality.

Action:

A. Amend the Zoning Ordinance to include both minimum and maximum parking standards.

52.3 Promote use of clean alternative fuel vehicles and construction equipment.

Actions:

A. Incorporate alternative fuel vehicles into the City fleet to achieve the objective of using clean fuels in 70 percent of non-safety City vehicles.

B. Adopt a "proactive contracting" policy that gives preference to contractors using reduced emission equipment for City construction projects as well as for City contracts for services (e.g., garbage collection).

52.4 Enable use of electric (rather than gasoline-powered) equipment and natural gas appliances, including outdoor grills.

Action:

A. Prepare and adopt Community Design Guidelines to require natural gas connections and exterior electrical outlets.

52.5 Discourage the development of potential stationary toxic contaminants sources near sensitive receptors.

Goal 53: *Integrate air quality planning with land use and transportation planning*

Policies:

53.1 Encourage alternative modes of transportation and trip-reducing strategies such as telecommuting and mixed-use development.

Action:

A. Amend the Zoning Ordinance to allow mixed-use development, where appropriate, and to require new development to provide adequate bicycle and pedestrian facilities.

53.2 Participate in educational efforts aimed at improving air quality, such as notifying residents and businesses during "Spare the Air" days designated by the Sacramento Air Quality Management District.

Services

City development and community health is dependent on a complicated network of public facilities and services. Each type of service has a unique set of opportunities and constraints. These services provide the necessary components for quality life in the community.

A major reason Citrus Heights residents sought incorporation was to improve and have more locally-responsive services, especially law enforcement. Citrus Heights contracts with other agencies to provide some services (see the *Summary of Background Information* for a detailed description of service providers).

Quality services are critical to retaining existing households and businesses and to attract future residents and new businesses. The City seeks to ensure excellent services regardless of the provider. Specific

concerns raised by citizens include access to libraries, inadequate animal control, and a need for additional park facilities and recreational programs.

The policies in this section are intended to promote community health through responsive City government, efficient and timely emergency response, ample park and recreation opportunities, academic excellence that includes access to quality school and library facilities for all residents, and effective and efficient delivery of services and utilities.

Government Services

Goal 54: *Strive to provide consistently responsive, efficient and customer-oriented government services and facilities*

Policies:

54.1 Pursue a high level of accessibility and responsiveness for all City departments.

Action:

A. Explore additional opportunities for citizen participation in Citrus Heights' governance.

B. Promote customer service training for all City staff on a regular basis.

54.2 Continue to follow and update the City's Strategic Plan to provide clear direction for the City's annual work program.

Action:

A. Incorporate Strategic Plan core values into the delivery of services.

54.3 Continue pursuit of innovative techniques to deliver public services in a cost-effective and responsive manner.

Action:

A. Continue to improve the City website to provide community information and respond to service needs.

B. Seek opportunities to provide e-commerce options on the City's website.

54.4 Seek out tools that allow local decision-makers to conduct City business within a balanced budget.

Goal 55: *Provide for the timely development of public facilities and programs and the maintenance of service levels for these facilities and programs*

Policies:

55.1 Require new development that generates the need for new public facilities to fund its fair share of construction of those facilities.

55.2 Ensure that service demands created by new development do not erode existing service levels.

55.3 Ensure through the development review process that adequate public facilities and services are available to serve new development. The City shall not approve new development where existing facilities are inadequate unless:

- The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and
- The facility improvements are consistent with applicable Facility Master Plans adopted by the City.

55.4 Prepare Facility Master Plans to identify levels of service and ensure compliance with appropriate State and federal laws, to identify the best use of modern and cost-effective technologies, and ensure compatibility with current land use policy.

55.5 Seek funding sources for new public facilities and services.

Public Safety

Goal 56: *Ensure excellent public safety services and rapid and effective emergency response*

Policies:

56.1 Provide police staffing as necessary to meet community needs.

56.2 Provide a high level of visible patrol services within the City.

56.3 Develop a central Citrus Heights Police Department facility within the civic core area.

56.4 Promote and fund public safety programs, including Neighborhood Watch, child identification and fingerprinting, substance abuse prevention, violence prevention, conflict

resolution, and other public education and crime prevention efforts.

56.5 Provide and promote services for children at risk of abuse, neglect, youth violence, and exploitation.

56.6 Consider public safety issues in all aspects of public facility, commercial, and residential project design, including crime prevention through environmental design.

Action:

A. Prepare and adopt a Building Security Ordinance.

56.7 Continue and expand the use of volunteers in provision of public safety services.

56.8 Continue working with Sacramento Metropolitan Fire District to ensure coordination of fire and emergency medical services in the City and surrounding areas.

Actions:

A. Establish agency responsibilities, and incorporate them into the Emergency Preparedness and Response Plan.

B. Invite Fire District representatives to City Council, neighborhood and tri-annual beat meetings, when appropriate.

56.9 Provide fire/emergency staffing as necessary in proportion to population or other appropriate workload indicators.

Action:

A. Provide training and space at City Hall to allow Fire District staff to continue to check building and development plans and provide high-quality customer service.

56.10 Maintain mutual aid agreements with other fire protection agencies in the region to obtain additional emergency resources as necessary.

56.11 Provide ongoing fire prevention and public education programs.

Action:

A. Continue working with the California Office of Emergency Services to ensure that fire/emergency agencies in the region respond efficiently to a major disaster.

56.12 Ensure that new development is constructed, at a minimum, to the fire safety standards contained in the Citrus Heights Fire and Building Codes.

56.13 Ensure that anticipated fire response times and fire flows are

taken into consideration as a part of the development review process.

56.14 Provide adequate access for emergency vehicles, particularly fire fighting equipment, in all new development.

56.15 Regulate the storage of flammable and explosive material and strongly encourage the proper transportation of such materials.

56.16 Improve animal control services to provide for timely response to protect both citizens and animals.

Actions:

A. Analyze the animal control program to provide better customer service in a more cost effective and time efficient manner.

B. Develop and implement an education program regarding animal control services, including spay and neuter programs.

C. Partner with other local agencies in the provision of animal control services.

Parks and Recreation

Goal 57: *Ensure that ample and appropriate parks and recreation facilities and programs are available to all residents*

Policies:

57.1 Support the provision of recreation and leisure programs for all community residents.

Actions:

A. Promote the recreational needs of all age groups, abilities, and special interest groups in park, recreation and community services planning.

B. Continue to emphasize senior citizen programs and services.

C. Ensure that a mechanism is in place to provide opportunities for participation by economically disadvantaged families and individuals.

D. Encourage the Sunrise Recreation and Parks District to maintain and systematically renovate and upgrade existing parks and recreation facilities.

E. Provide supervision and law enforcement involvement in park areas to promote park safety and security.

F. Work with the Sunrise Recreation and Parks District to update and implement the District *Parks and Recreation Master Plan.*

G. Continue to collect development fees for all new development for the provision of park and recreation facilities.

H. Continue working with the Sunrise Recreation and Parks District and the San Juan Unified School District and other agencies to develop mutually beneficial joint-use park and recreation projects and programs.

I. Amend the Zoning Ordinance to require open space and recreation areas in multi-family housing projects.

57.2 Promote acquisition and improvement of both developed and undeveloped park sites and provide recreation facilities necessary to meet or exceed the existing level of 3.55 parkland acres per 1,000 residents.

Action:

A. In the design of new parks, encourage consideration of safety, security, maintenance, accessibility, travel distance for users, passive versus active use areas, restrooms, citizen input, adequacy of off-street parking, flexibility of programming activities, and landscaping that complements the surrounding environment.

B. Require dedication of parkland or payment of in-lieu fees for parkland pursuant to the Quimby Act.

57.3 Work with Sunrise Recreation and Park District to seek locations for and the development of neighborhood parks in those neighborhoods which lack park acreage.

57.4 Support provision of recreation facilities and services by private businesses.

57.5 Consider the special recreation needs of youths, teens, senior citizens, and other special needs populations in the community.

Action:

A. Work with public agencies, non-profit organizations and the private sector to develop programs and facilities which serve youth, teens and seniors.

57.6 Continue working with the Sunrise Recreation and Parks District to preserve local open space resources as public recreation areas.

57.7 Pursue local control and ownership where appropriate of County owned lands in Citrus Heights to enhance the open space and recreational opportunities.

57.8 Encourage other public agencies, the San Juan Unified School District, and utilities to provide for appropriate recreational uses of their properties. Support cooperative efforts among these entities, the Recreation and Parks District, and the City to develop parks, open space and other recreational facilities and programs.

Education

Goal 58: *Achieve academic excellence and provide high-quality educational facilities*

Policies:

58.1 Recognize the importance of schools to the social and economic vitality of the City.

58.2 Work with the San Juan Unified School District and citizens to ensure sufficient school facilities to provide educational services to all local students.

Actions:

A. Explore all options for achieving desired improvements, including joint use agreements for shared facilities.

B. Ensure that school impact fees are collected in conjunction with building permit issuance.

C. Promptly contact and coordinate with the San Juan Unified School District following receipt of development applications that have the potential to significantly impact school capacity. This coordination shall include the proponents of development to assure that mutually agreeable mitigation is incorporated into the project.

58.3 Assess the potential for City use of San Juan Unified School District facilities for various community needs such child care, recreational activities, and cultural and computer resources. Work with the school district to expand the availability of schools to the community for weekend and evening use.

Action:

A. Explore all options for achieving desired improvements, including joint use agreements for shared facilities.

58.4 Encourage the use of schools as community and neighborhood centers.

58.5 Support continued modernization of School District facilities to

provide quality learning environments for all local students.

58.6 Encourage cooperation in facility planning between public and private schools to provide opportunities for both types of education.

Actions:

A. Work with the business sector and the School District to make latest-technology tools available to all students.

B. Support the development of appropriately located private schools to provide additional educational facilities.

58.7 Ensure that higher education facilities are available to Citrus Heights residents.

Action:

A. Work with UC Davis, Sacramento State University, other higher education entities, and local community colleges to continue to provide a range of educational services and facilities for Citrus Heights residents.

58.8 Assist the San Juan Unified School District in anticipating and addressing school expansion and development requirements.

58.9 Promote the public library as a valuable community resource.

Actions:

A. Continue working with Sacramento County to ensure that library facilities are convenient and available to Citrus Heights residents, and to improve library services where possible.

B. Work with Sacramento County to increase library hours of operation.

C. Explore opportunities for shared library services, such as incorporation with the Sunrise Recreation and Parks District facilities.

D. Support expansion of the telecommunications program at the library.

Utilities

Goal 59: *Facilitate a safe and abundant water supply and efficient wastewater collection, treatment and disposal system*

Policies:

59.1 Ensure that adequate water supply and distribution facilities are available to serve the community.

Action:

A. Approve new development only if water purveyors can demonstrate an adequate water supply and delivery system.

59.2 Continue working with the Sacramento North Area Groundwater Management Authority to formalize combined-use agreements among regional water providers.

59.3 Pursue development of emergency water supplies to anticipate a major drought or disaster.

59.4 Continue working with regional water suppliers to implement water conservation practices.

Actions:

A. Require water-conserving building design and equipment in new construction.

B. Encourage water-conserving landscaping and other conservation measures.

C. Encourage retrofitting of existing development with water-conserving devices.

D. Promote water conservation education programs.

E. Prepare and adopt a water conservation program.

59.5 Promote development of additional water storage facilities to meet future peak hour and fire flow demands.

59.6 Ensure adequate sewer collection, treatment and disposal services for all community residents.

59.7 Support efforts of the Sacramento County Regional Sanitation District in wastewater reclamation.

CITRUS HEIGHTS WATER DISTRICT

NORTHRIDGE WATER DISTRICT

Citizens Water District

Goal 60: *Ensure efficient solid waste disposal by reducing waste volumes through recycling and other methods*

Policies:

60.1 Continue to reduce solid waste through source reduction, curbside recycling, green waste collection, and recovery.

60.2 Continue public education programs in recycling and reuse techniques.

Action:

A. Distribute materials describing options for recycling, source reduction and composting, as well as proper disposal of construction and demolition debris and residential yard waste.

B. Establish a City sponsored residential composting program.

60.3 Ensure adequate solid waste disposal facilities to provide future landfill capacity.

Action:

A. Perform source reduction and recycling at City offices and operations.

60.4 Enable source reduction, recycling, composting and yard waste programs for homes and businesses.

Actions:

A. Provide public recognition and awards to individuals or organizations that successfully implement source reduction activities.

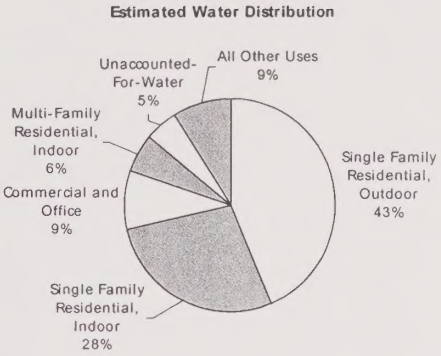
B. Allow variable rate structures for residential, commercial and industrial waste collection.

60.5 Develop effective and efficient recycling programs for multi-family developments and businesses.

60.6 Encourage businesses and consumers to buy and use recycled products.

60.7 Encourage contractors hired by the City to use recycled materials.

60.8 Use recyclable material in City facilities, projects and programs to the maximum extent feasible.



Goal 61: *Support private utility companies and public utility districts to provide adequate levels of utility services to Citrus Heights residents and businesses, and ensure that necessary infrastructure is constructed to minimize negative effects on surrounding development*

Policies:

61.1 Communicate the City's major development plans with utility companies and coordinate planning of utility extensions.

61.2 Require undergrounding of utility lines in new development and as areas are redeveloped, except where infeasible for operational reasons.

61.3 Promote technological improvements and upgrading of utility services in Citrus Heights.

61.4 Continue to actively use the cable television system as a communications tool in providing governmental information to the viewing public.

Goal 62: *Expand the use of information technology as a communication tool to improve personal convenience, reduce dependency on nonrenewable resources, take advantage of ecological and financial efficiencies of new technologies, and develop a better-informed citizenry*

Policies:

62.1 Facilitate and support development of the infrastructure necessary for all residents and businesses to use and benefit from new communication technologies.

62.2 Encourage telecommuting where feasible for City staff.

62.3 Monitor information technology development to ensure compatibility with City infrastructure.

62.4 Work with the County and other agencies to coordinate telecommunication infrastructure planning on a regional basis.

62.5 Ensure that the public utility telecommunications infrastructure for high-speed networking will not be dependent on any one media, but will incorporate cable television, wireless, fiber optics, and other technology, as appropriate.

Action:

A. Study the use of City right-of-way to foster development of a public utility telecommunications infrastructure to provide high-speed networking throughout the community, and to make the community attractive to information-based businesses.

62.6 Strive to expand opportunities for all citizens to participate in City governance through use of communication technologies.

62.7 Continue to make essential City documents available for immediate retrieval by electronic transfer technologies.

Action:

A. Improve the City's website to achieve direct interactive communication with the public.

Citrus Heights Sunday FunDay, 1999

Administration & Implementation

Administration & Implementation

Introduction

The effectiveness of the General Plan ultimately depends on how it is implemented and maintained over time. State law requires that most actions of local governments affecting the physical environment be consistent with the General Plan. *Table 11* lists all the actions that will be required to implement the General Plan, with a timeframe and responsible party for each action item.

This section contains a goal and policies to ensure that the City of Citrus Heights maintains a high level of attention to the General Plan by providing for regular review and updating of Plan policies, and by ensuring that other City regulations and ordinances are consistent with the General Plan.

Goal 63: *Provide for the ongoing administration and implementation of the General Plan*

63.1 Annually review the General Plan, prepare a corresponding report for public review, and update the Plan as necessary.

63.2 Conduct a major review of General Plan policies and *Summary of Background Information* at five-year intervals from the date of approval, and revise the Plan as necessary.

Action:

A. Investigate mechanisms to be used for funding the five-year update.

63.3 Review and amend as necessary applicable City ordinances and regulations to ensure consistency with the General Plan.

63.4 Implement the provisions of the General Plan through the project review process.

63.5 Conduct an internal consistency review of the General Plan annually and upon any General Plan Amendments, to ensure that elements contain integrated, internally consistent, and compatible statements of policy.

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